

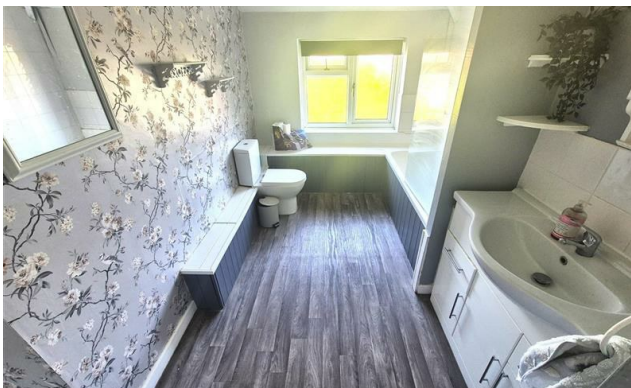


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For Sale

Tel: 024 7635 7645



£165,000

15 Charles Street, Gun Hill, Coventry CV7 8GL



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*** Spacious End Terrace In Quiet Cul De Sac ***

Welcome to your next perfect project in Charles Street, Ansley. This house holds so much potential with its spacious rooms throughout. At the front of the property you will find a few steps down into front garden giving a feel of privacy. Enter through the UPVC front door into a useful hallway perfect for storing shoe and coats. The living room is bright and generous with ceiling rose, coving and a lovely feature fireplace. Beyond this a good sized kitchen diner with characterful grey cabinets, built in oven and gas hob with extractor and plenty of worktop space for appliances. This property also boasts the addition of a conservatory giving the feeling of brining the outdoors inside. The garden is a good size with a pagoda over a paved area creating a shaded area for enjoying the garden when the sun is out. The rest of the garden is lawned with an array of mature hedges, trees and shrubs bordering.

Upstairs is spacious and stylish bathroom with toilet, vanity unit and shower over the bath. The master bedroom is generous, light and airy and looks out over the front of the property. The second bedroom is also a generous size and has plenty of space for a double bed and any additional furniture, whilst the third bedroom can be utilised as a handy single bedroom or alternatively an at home office.

This property is a must view with lots of space and potential. Don't miss out and book your viewing today!

Council Tax Band: A

EPC: D

Tenure: Freehold

Entrance



Enter via a part glazed front door into an entrance hall with stairs rising to the first floor and doors leading to the kitchen / diner and lounge. Under stairs storage cupboard.

Lounge 14'9" x 11'10" (4.52 x 3.61)



Family sized living room focused around an electric fireplace with radiator and window to the front aspect.

Kitchen / Diner 17'0" x 8'11" (5.19 x 2.74)



Modern kitchen / diner with wall and floor fitted kitchen units, built in electric oven, built in gas hob, space for under the counter appliance, sink drainer unit, glass sliding doors to conservatory and window to rear aspect.

Conservatory 18'8" x 6'6" (5.69 x 2)



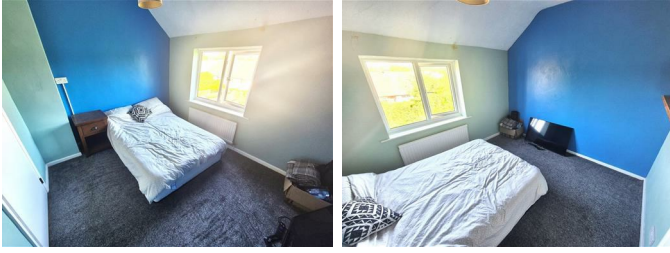
Windows to the side and rear, space for fridge freezer and plumbing for washing machine a drier door leading to the rear garden, gas central heating boiler.

Master Bedroom 9'10" x 8'11" (3 x 2.74)



Double bedroom with plenty of space for a double bed and additional furniture, radiator and window to the front aspect.

Second Bedroom 10'4" x 9'1" (3.17 x 2.78)



Double bedroom with window to the rear access and a radiator.

Third Bedroom 8'11" x 7'3" (2.73 x 2.23)



Single bedroom with windows to the front aspect and a radiator.

Bathroom 12'0" x 7'5" (3.68 x 2.28)



Modern family bathroom with a low flush W/C, bath with overhead shower and shower screen, sink unit, frosted window to the rear aspect and a radiator.

Garden



Private rear garden, benefitting from a patio area and lawn.

Rental Yield

Estimated approx. £895pcm once refurbished

Agents Notes

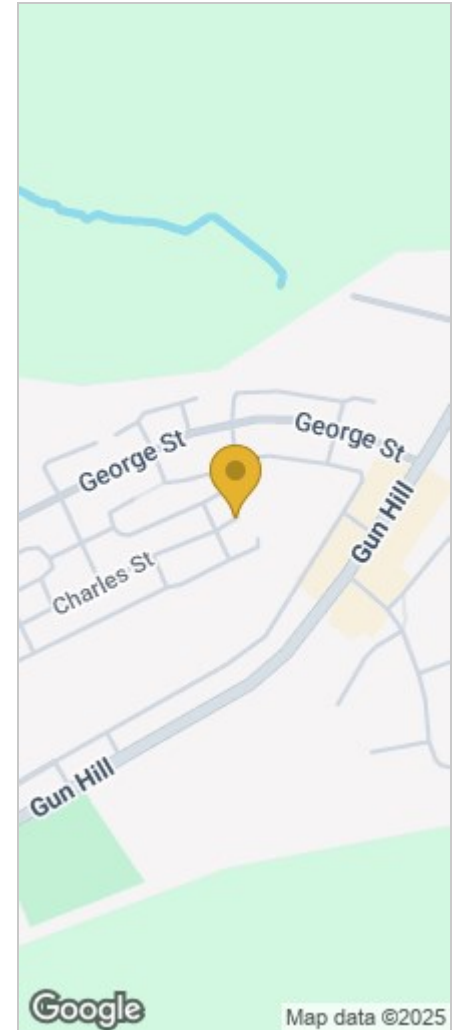
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in

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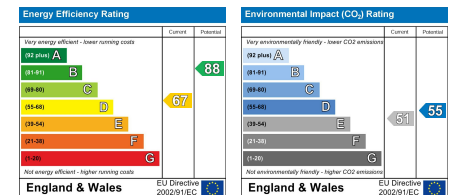
Floor Plan



Area Map



Energy Efficiency Graph



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