# 32 St. Margarets Avenue
# Wolston
# COVENTRY
# CV8 3LJ

## Guide Price £260,000

- THREE BEDROOM TERRACED
- MODERN FITTED KITCHEN
- FITTED FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- POPULAR VILLAGE LOCATION
- LOUNGE
- GROUND FLOOR W/C
- GAS CENTRAL HEATING
- WOLSTON ANGLING CLUB FISHING PONDS TO REAR OF PROPERTY
- ENERGY EFFICIENCY RATING C

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This beautifully presented three-bedroom mid-terrace home offers immaculate accommodation throughout and is perfectly positioned in the heart of a popular village location, overlooking the peaceful Wolston angling area.
Inside, the property has been thoughtfully updated to create a modern and comfortable living space. The property comprises: lounge, contemporary fitted kitchen, finished to a high standard. A convenient downstairs cloakroom adds to the practicality of the ground floor.
Upstairs, you'll find a refitted family bathroom and three good-sized bedrooms, each offering excellent natural light and versatile space for family living, guests, or a home office.
The home benefits from central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency all year round.
Outside, the property features an enclosed rear garden, ideal for relaxing, entertaining, or enjoying outdoor time in a private setting. An allocated parking space provides further convenience.
With its modern finish, well-proportioned rooms, and attractive outlook, this is a superb opportunity to secure a move-in-ready home in a sought-after village community.

**Accommodation Comprises**
Entry via composite door into:

**Hallway**
Stairs rising to first floor. Understairs storage. Wall mounted shoe rack. Chrome light switches. Radiator. Smoke alarm. Opening through to lounge/diner. Doors to kitchen, and downstairs cloakroom.

**Kitchen**
11'7" x 6'3" (3.55m x 1.91m)
Fitted with a range of contemporary high and low level soft close storage cupboards and drawers. Work surface space. One and a half bowl resin sink unit with mixer tap over. Four ring gas hob with extractor hood over. Built in electric oven and grill. Space for an American style fridge/freezer. Cupboard housing a Vaillant boiler. Wall mounted light fitting. Tiled floor. Upvc window to front.

**Lounge / Diner**
12'8" x 12'4" (3.88m x 3.76m)
Upvc window to rear. Upvc double glazed French doors opening to rear garden. Radiator. Chrome sockets and switches.

**Ground Floor W.C.**
With white high gloss suite to comprise; low level w.c and corner basin. Radiator. Vinyl flooring. Extractor fan.

**First Floor Landing**
Access to loft space. Radiator. Doors off to bedrooms and bathroom.

**Bedroom One**
12'9" x 10'3" (3.89m x 3.14m)
Upvc window to front aspect. Built in wardrobes. Radiator.

**Bedroom Two**
12'7" x 8'0" (3.86m x 2.46m)
Upvc window to front. Radiator. Access to loft space.

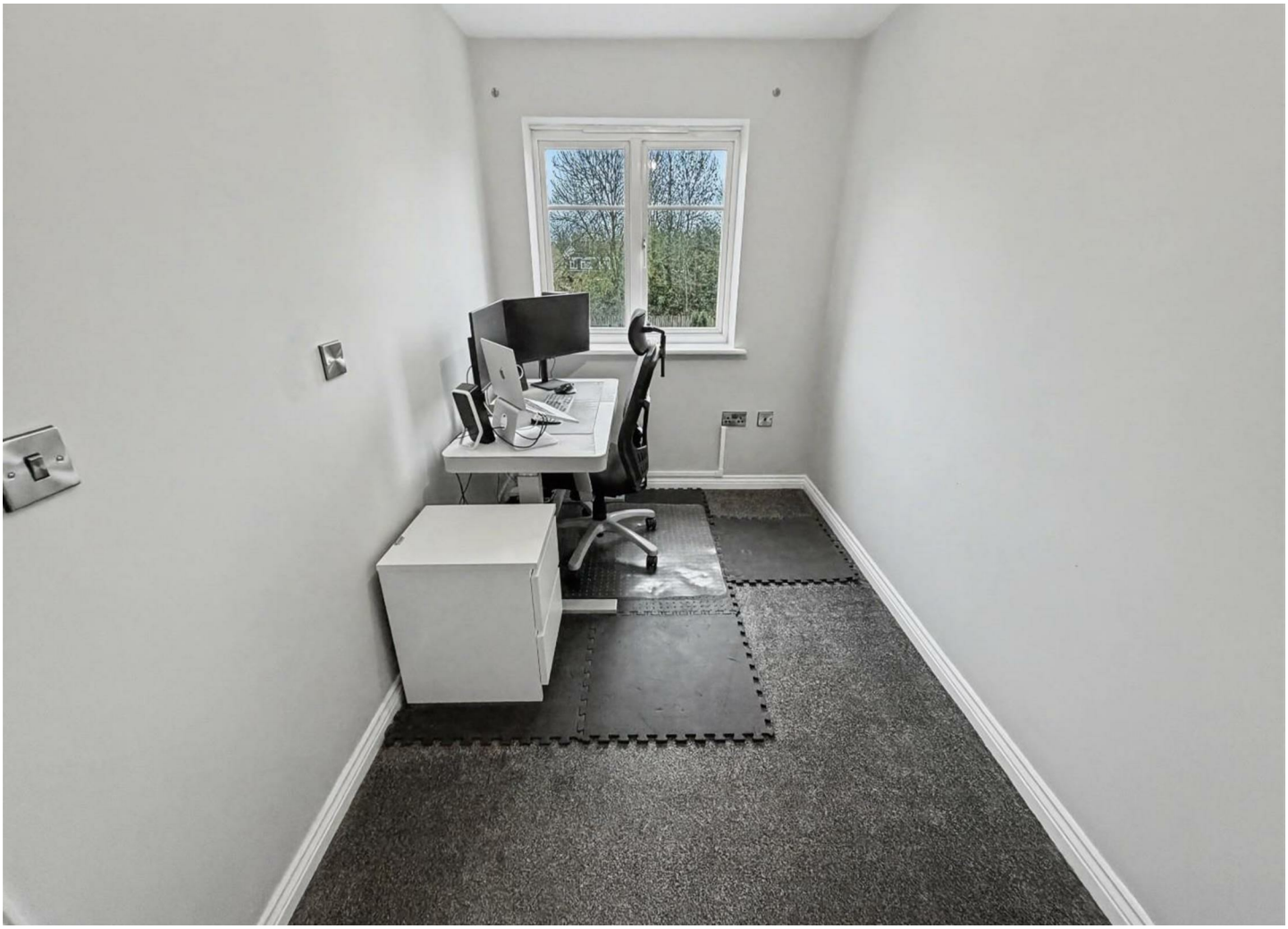
**Bedroom Three / Office**
11'5" x 6'3" (3.50m x 1.92m)
Upvc window to rear. Chrome switches and sockets. Radiator.

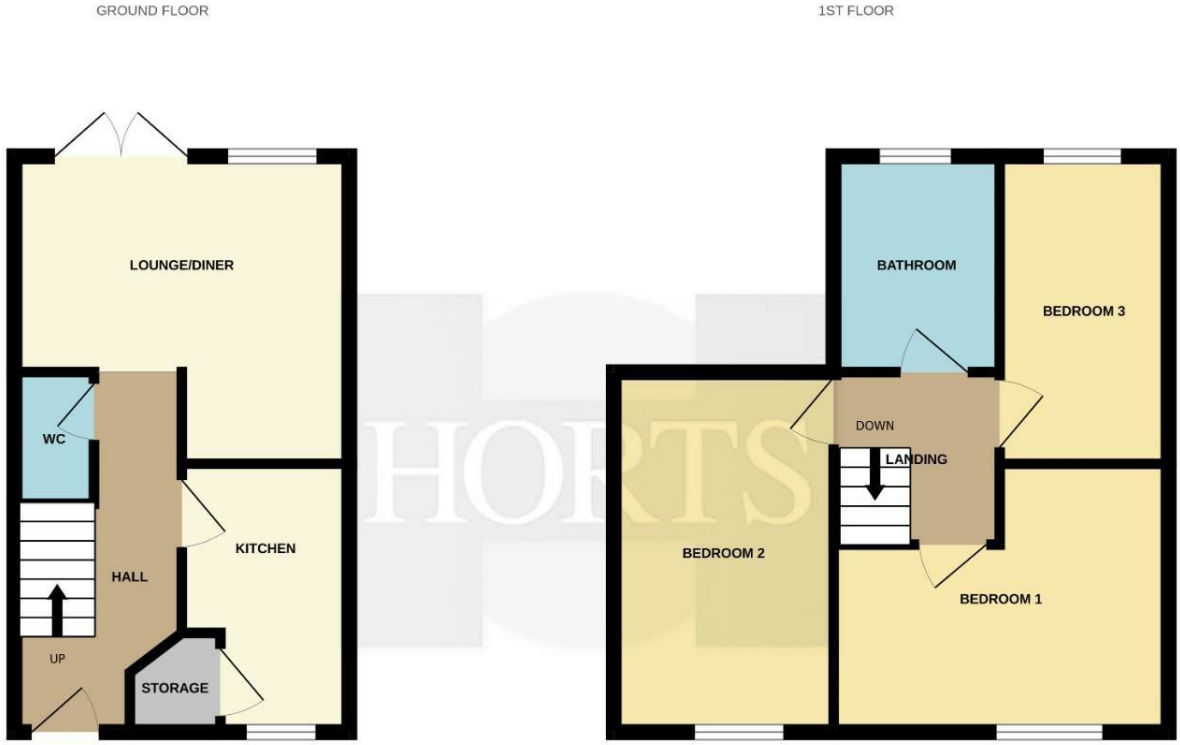
**Bathroom**
8'0" x 6'2" (2.45m x 1.88m)
With High gloss suite to comprise; panelled bath with rainfall shower and mixer tap over, wall mounted wash hand basin with storage under, and a low level w.c. Aqua boarding. Extractor fan. Spotlights. Contemporary heated towel rail. Upvc frosted window to rear elevation.

**Front Garden**
Mainly laid to lawn. Hedgerow. Pathway to entrance.

**Rear Garden**
Mainly laid to block paving. Two levels. Mature shrubs. Timber shed. Enclosed by timber fencing and brick wall. Gated pedestrian access leading to the allocated parking.

**Agents Note**
Council Tax Band: C
Energy Efficiency Rating: C






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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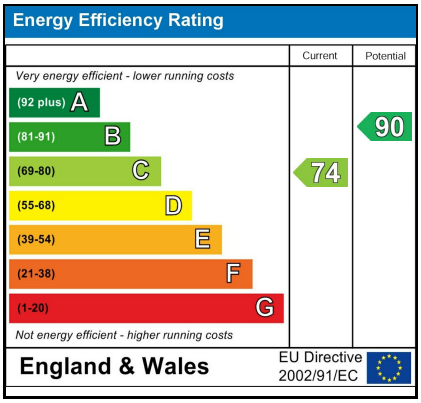

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