



**Connells**

Naseby Close  
Binley Coventry



## Property Description

Situated within a quiet cul-de-sac in the popular residential area of Binley, this semi-detached bungalow offers comfortable, single-storey living ideal for a range of buyers.

The accommodation comprises a welcoming lounge, a fitted kitchen, two well-proportioned bedrooms and a modern fitted shower room.

To the rear of the property is a garage, benefitting from convenient vehicular access, providing secure parking or additional storage.

Occupying a peaceful location while remaining well placed for local amenities, transport links and services, this bungalow represents an excellent opportunity for those seeking a home in this sought-after area.

## Approach

Front door.

## Entrance Hall

Radiator and two storage cupboards.

## Lounge

Radiator, feature fireplace surround and double glazed patio doors opening onto the rear garden.

## Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and electric hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door opening onto the rear garden.

## Bedroom One

Double glazed bay window to the front elevation and radiator.

## Bedroom Two

Double glazed bay window to the front elevation and radiator.

## Fitted Shower Room

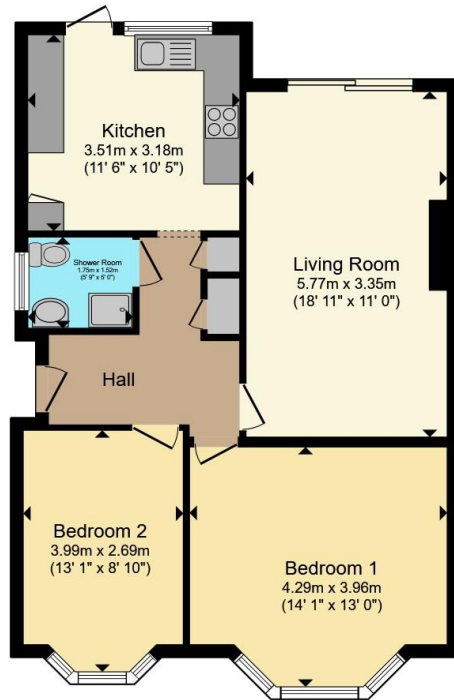
Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window to the side elevation.

## Outside

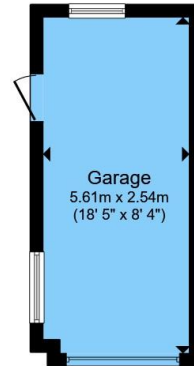
### Front Of Property

### Rear Garden





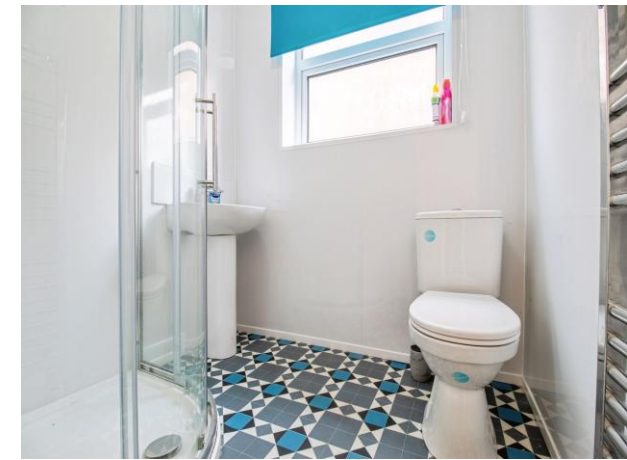
**Floor Plan 1**



**Garage**

Total floor area 83.2 m<sup>2</sup> (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
 Awaited Band: C

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Tenure: Freehold



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