



Connells

Kensington Road
Coventry



Property Description

A mid terrace property situated in the popular residential area of Earlsdon, being close to local amenities and transport links. The accommodation briefly comprises: ground floor bathroom, lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

Approach

Front door.

Entrance Hall

Lounge

Double glazed bay window to the front elevation and radiator. (currently used as a bedroom)

Dining Room

Double glazed window to the rear elevation and radiator.

Fitted Kitchen

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

Ground Floor Bathroom

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

First Floor Landing

Storage cupboard and doors to;

Bedroom One

Two double glazed windows to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Bedroom Three

Double glazed window to the rear elevation, radiator and vent.

Fitted Shower Room

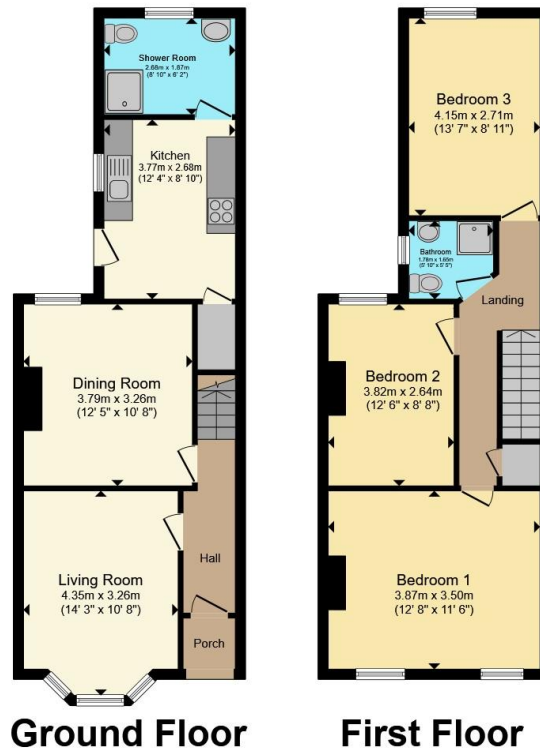
Tiled, comprising shower cubicle, wash hand basin, toilet, extractor fan, radiator and double glazed window to the side elevation.

Outside

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Total floor area 102.0 m² (1,098 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

Connells



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38 New Union Street
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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/COV323492

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: COV323492 - 0006