



35 Coombe Drive, Binley Woods, Coventry, CV3 2QU

Offers in Excess of £350,000



An Extended Four Bedroom End Of Terrace House Situated on a Corner Plot

Village Location

No Onward Chain

Extended Kitchen Diner & Snug + Utility

Spacious Lounge to Rear

Ground Floor Bedroom with Walk in Wardrobe

Large Ground Floor Bathroom

Three Good Size Bedrooms to the First Floor

Family Bathroom to the First Floor

Low Maintenance Rear Garden with Two Decking Areas

Driveway to the Front

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

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Entrance

Double Glazed door into:

Hallway

Large storage cupboard, stairs off to the first floor, doors off to Kitchen Diner & Snug, Bedroom Four and Bathroom:

Bathroom

3.5m (11' 6") x 2.2m (7' 3")

Low level WC, hand wash basin, panelled bath with shower screen & shower above, partly tiled walls, heated towel rail, sliding doors to understairs cupboard, Double glazed window to the front.

Kitchen Diner & Snug

5.5m (18' 1") x 4.4m (14' 5") (max)

Ample wall and base units with work tops over, white sink unit with drainer & mixer tap, four point gas hob, integrated oven & grill, space for fridge/freezer, tall central heating radiator, space for large dining table & sofa, double glazed window to the front & side, Velux window, doorway to utility, double glazed door to side access and a door onto lounge.

Utility

2.0m (6' 7") x 2.3m (7' 7")

Ample wall and base units with work tops over, space for American fridge/freezer, space for washing machine & dryer, Central heating radiator & a Velux window.

Lounge

5.9m (19' 4") x 2.9m (9' 6")

Two Central heating radiators, Double glazed French doors onto the rear garden & Double glazed windows to the rear & side.

Bedroom Four

3.3m (10' 10") x 3.9m (12' 10")

Central heating radiator, door into walk in wardrobe, Double glazed French doors onto decking in rear garden.

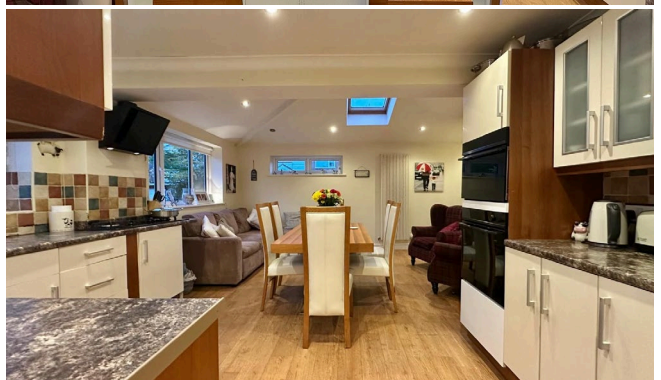
Walk in Wardrobe

2.7m (8' 10") x 1.4m (4' 7")

Walk in wardrobe just off Bedroom Four.

Landing

All rooms off & access to the loft.



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Bedroom One

3.3m (10' 10") x 2.9m (9' 6")

Central heating radiator, double glazed window to the rear.

Bedroom Two

2.4m (7' 10") x 2.9m (9' 6")

Central heating radiator, double glazed window to the front, built in storage.

Bedroom Three

3.8m (12' 6") (max) x 2.1m (6' 11")

Central heating radiator, double glazed window to the rear.

Bathroom

1.6m (5' 3") x 3.0m (9' 10")

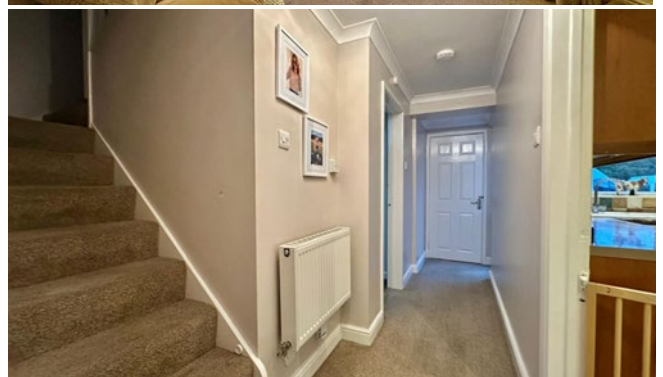
Low level WC, hand wash basin, panelled bath with shower over & shower screen, central heating radiator, partly tiled walls, two double glazed windows to the front.

Rear

Low maintenance rear garden including an artificial lawn, two decking areas, mature trees, pedestrian side access, wooden shed, wooden fencing to both sides & rear.

Front

Driveway with ample parking, pedestrian gate to side access.

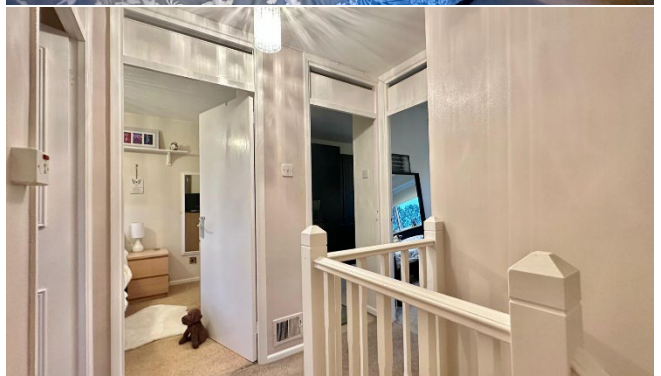


AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (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. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

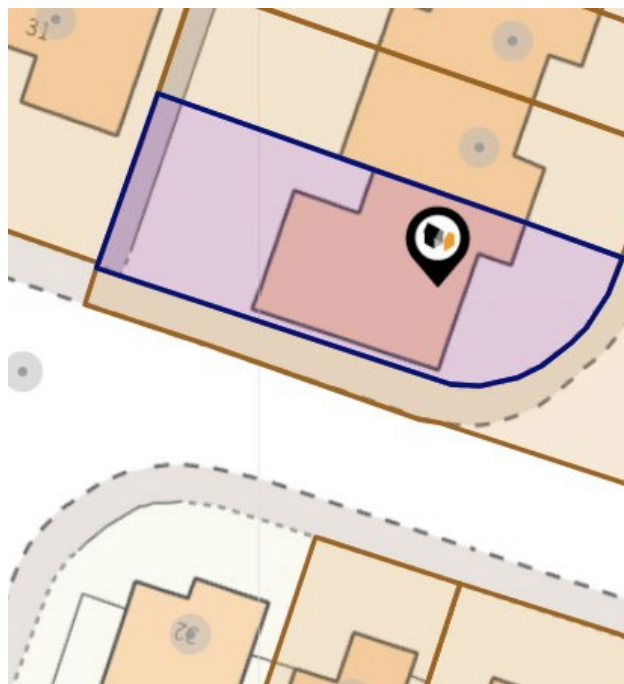
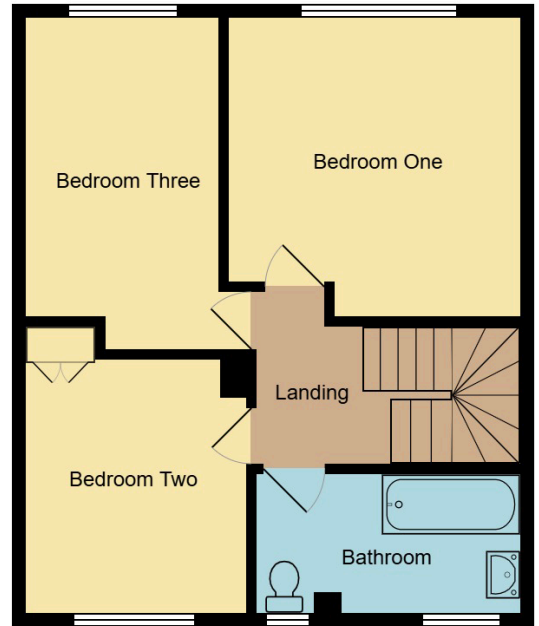
TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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