



3 Pinewood Drive, Binley Woods, Coventry, CV3 2BW

Asking Price £274,000



Two Bedroom Semi-Detached Bungalow In need of Full Modernisation

Village Location

Fitted Kitchen Facing Rear Garden

Through Lounge Diner and Conservatory

Two Double Bedrooms

Bathroom

Good Size Rear Garden with a Garage

Driveway to the Front

Gas Central Heating & Double Glazing

No Chain

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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 to:

Hallway

Central heating radiator, two storage cupboards, access to the loft, doors to two bedrooms, through lounge diner, kitchen & bathroom.

Kitchen

3.0m (9' 10") x 3.0m (9' 10")

Ample wall and base units with work tops over, sink unit with drainer & mixer tap, space for gas cooker, space for washing machine, space for fridge/freezer, double glazed window to the rear, double glazed door to the side & a Vaillant combi boiler.

Through Lounge Diner

5.5m (18' 1") x 3.4m (11' 2")

Central heating radiator, gas fire, double glazed sliding doors onto the conservatory, single glazed windows into the hallway.

Conservatory

2.8m (9' 2") x 1.9m (6' 3")

Double glazed window to both sides & rear, double glazed French doors onto garden.

Bedroom One

3.4m (11' 2") x 4.5m (14' 9")

Central heating radiator, three double wardrobes & two single wardrobes, double glazed window to the front.

Bedroom Two

3.0m (9' 10") x 3.1m (10' 2")

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

Bathroom

1.8m (5' 11") x 1.6m (5' 3")

Low level WC, pedestal hand wash basin, panelled bath with shower over, central heating radiator, tiled walls, double glazed window to the side.

Garage

2.6m (8' 6") x 4.9m (16' 1")

Electric door, power & lighting.



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Rear

Slabbed patio, mostly laid to lawn, wooden fencing to both sides & rear, pedestrian access to the side & rear, mature shrub borders & a greenhouse.

Front

Driveway offering off road parking.

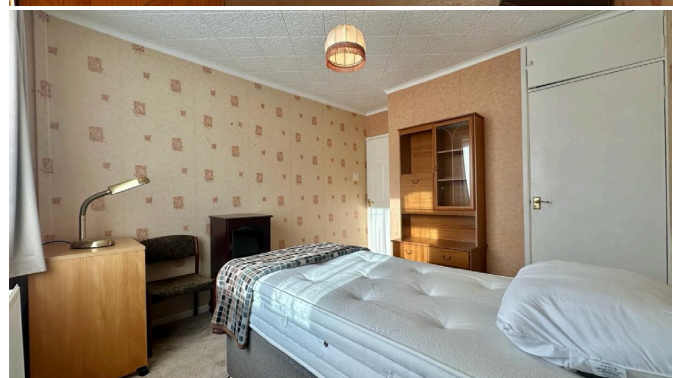
AGENTS NOTES

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.

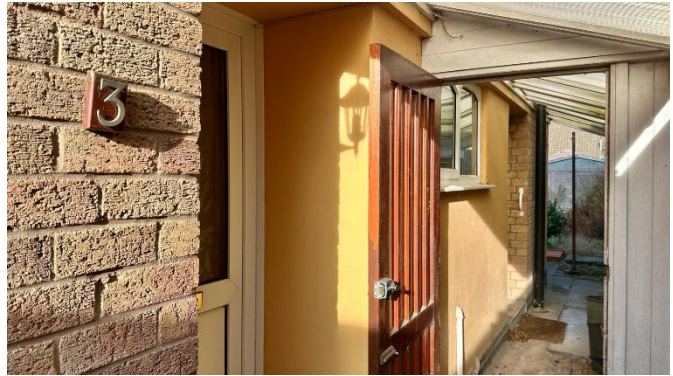
- (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (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.

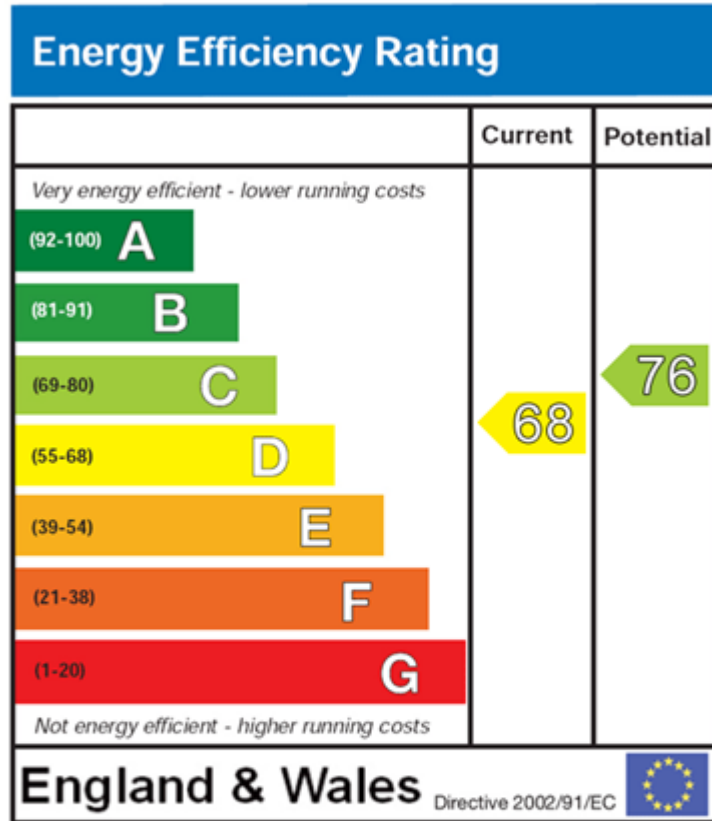
TENURE - FREEHOLD

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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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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.

AGENTS NOTES

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.