CHAMBERS
ESTATE & LETTING AGENTS





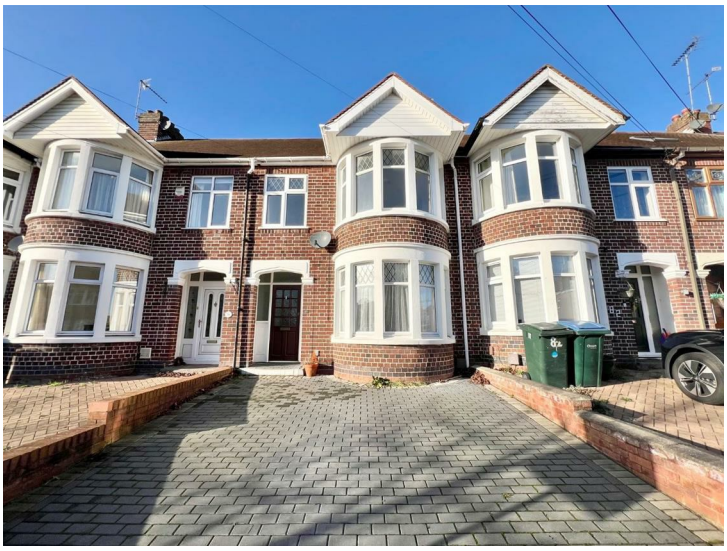




# 84 Gretna Road, Coventry, CV3 6DQ
# Offers in the region of £260,000

Mid terrace property in the popular location of Coventry. In brief the property comprises entrance hallway, two reception rooms, kitchen, three bedrooms, bathroom, garden, rear garage and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

## Approach
Driveway providing off road parking.



## Entrance Hallway
Stairs to first floor accommodation, radiator, ceiling light point and understairs storage cupboard.

## Reception Room One
15'3" into bay x 11'3" into recess (4.65m into bay x 3.43m into recess)
Double glazed bay window to fore, radiator and ceiling light point.



## Reception Room Two
10'8" into recess x 12' (3.25m into recess x 3.66m)
Double glazed window and door to rear, radiator and ceiling light point.



## Kitchen
12'1" x 6'3" plus recess (3.68m x 1.91m plus recess)
Having a range of wall, base and drawer units, electric oven and hob with cooker hood over, sink with mixer tap, radiator, ceiling light point, wall mounted boiler, double glazed window to rear and side and door to rear.



## Landing
Ceiling light point and access to loft.

## Bedroom One
15'3" into bay x 9'9" max (4.65m into bay x 2.97m max)
Double glazed bay window to fore, radiator and ceiling light point.





## Bedroom Two
9'9" max x 11'5" (2.97m max x 3.48m)
Double glazed window to rear, radiator and ceiling light point.



## Bedroom Three
6'9" x 8'5" (2.06m x 2.57m)
Double glazed window to fore, radiator and ceiling light point.



## Bathroom
Double glazed window to rear, ceiling light point, radiator, low level wc, wash hand basin and bath with shower over.



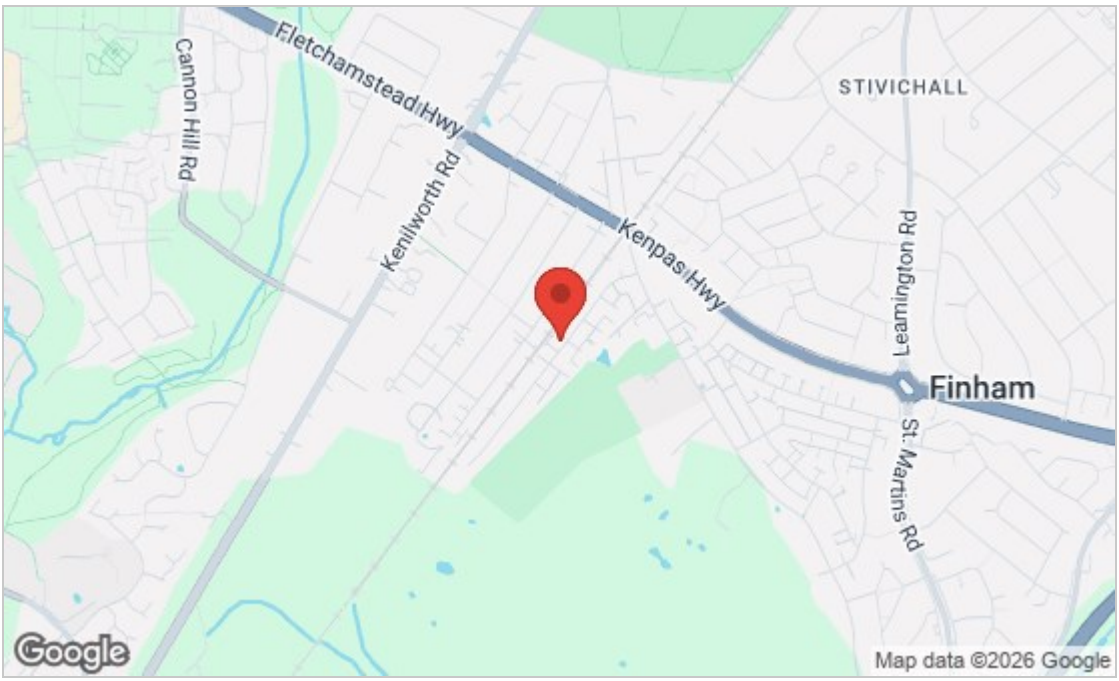
## Rear Garden
Paved patio area, mainly laid to lawn, brick built tool store and enclosed to boundaries.

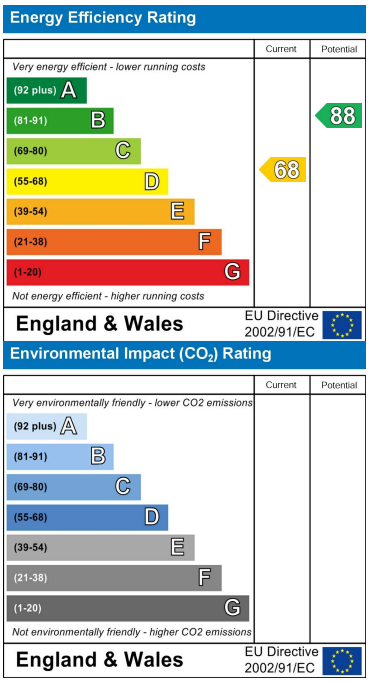
## Rear Garage

## Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: C
EPC Rating: D




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**3 Albion Terrace, Water Orton, West Midlands, B46 1ST**
**Tel: 01216795187**
**info@chambersproperty.net**
**www.chambersproperty.net**