



2

Bedrooms

1

Bathroom





No Chain Suttons are proud to offer for sale a refurbished two-bedroom semi-detached bungalow in a quiet cul-de-sac just off Sewall Highway overlooking a green, great for outdoor activities and dog walking.

The property briefly comprises of an entrance hallway, modern fitted kitchen with space for appliances, a newly fitted bathroom, two double bedrooms with one benefitting from built in storage, a lounge/diner with doors opening onto the south-west facing garden.

Outside to the front is a driveway with drop kerb providing off road parking and views to the green, side access, and a south-west facing rear garden that's part paved, part lawned and with a wooden shed for storage. Other features include a modern combi boiler/gas central heating system, double glazing and a replacement roof. Please see our virtual viewing and then call to arrange a viewing.

Good to know:

Roof replaced in 2022.

No onwards chain.

Combi boiler located in the loft.

Loft has a light, pull down ladder and is insulated, it is NOT boarded.

EPC - D.

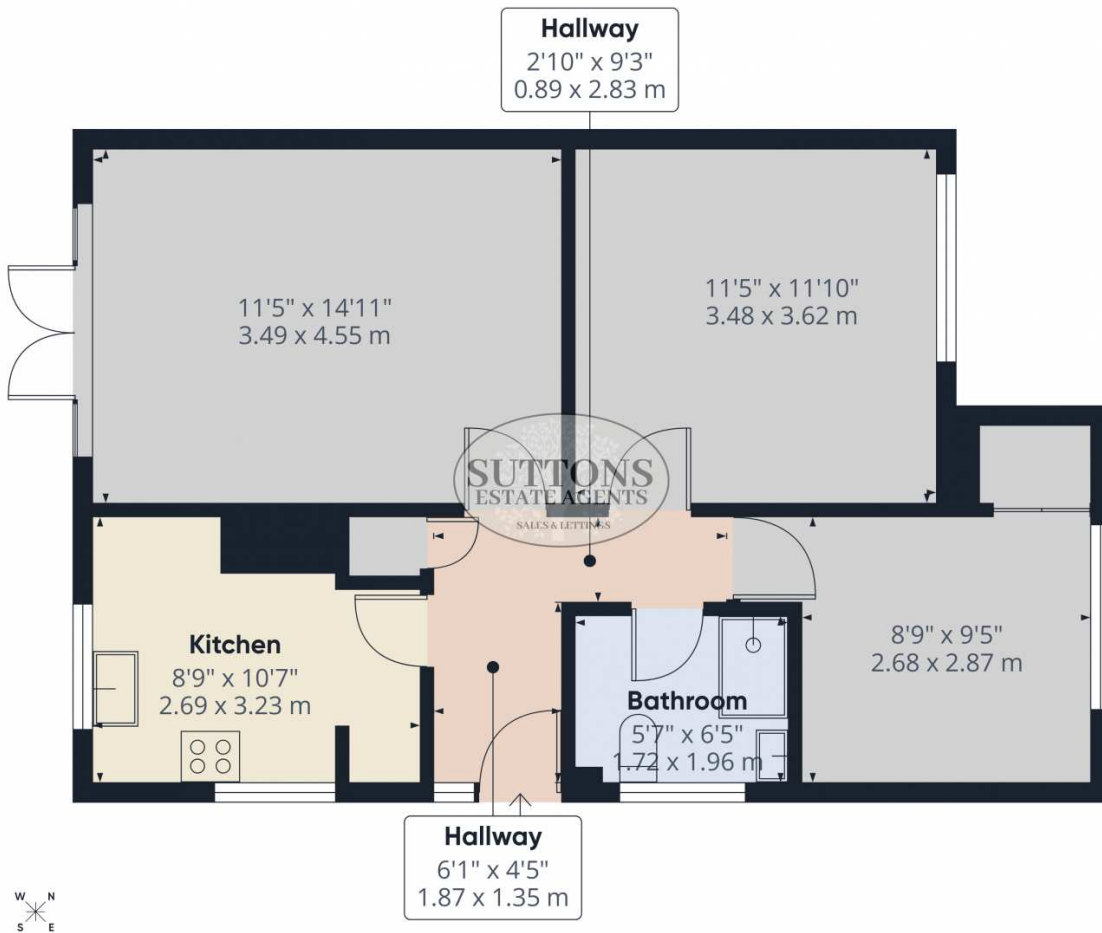
Internal area - 593 Square ft or 55 square meters.

Consumer unit (fuse box) and meters located in the hallway.

Rear Garden south west facing.

Council Tax Band - B - £1,877 pa.

Measurements found on the floor plan.



Approximate total area^m
593 ft²
55.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Lamerton Close, Coventry, CV2 3AL

