



11 George Marston Road, Binley, Coventry, CV3 2HH

Offers in Excess of £285,000



**An Extended Three Bedroom End of Terraced House
No Onward Chain**

Popular Location within Close Proximity to Schools & Amenities

Spacious Lounge with Log Burner

Fitted Breakfast Kitchen with Dining Room

Three Good Sized Bedrooms to the First Floor

Re-Fitted Shower Room to the First Floor

Large East Facing Rear Garden with Detached Garage

Well Presented Frontage with Vehicle Side Access

Gas Central Heating & Mostly UPVC Double Glazing

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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

Entrance

Double glazed door to:

Hallway

3.6m (11' 10") (max) x 2.0m (6' 7") (max)

Central heating radiator, stairs off to the first floor, storage under stairs, double glazed window to the front, doors to breakfast kitchen & lounge.

Lounge

3.8m (12' 6") (max) x 4.4m (14' 5") (max)

Central heating radiator, feature fireplace with integrated log burner, double glazed window to the front.

Breakfast Kitchen

5.3m (17' 5") x 3.0m (9' 10")

Ample wall & base units with work tops over, stainless steel sink unit with mixer tap & drainer, space for washing machine & dryer, space for gas cooker, space for fridge/freezer, breakfast bar for two diners, central heating radiator, single glazed window & door onto the patio, opening onto the dining room:

Dining Room

4.3m (14' 1") x 2.8m (9' 2") (max)

Central heating radiator, single glazed window & door onto the patio.

Landing

Access to the loft, storage cupboard housing 'Baxi' combi boiler, double glazed window to the side, doors off to all rooms:

Bedroom One

3.4m (11' 2") x 3.6m (11' 10")

Central heating radiator, double glazed window to the front.

Bedroom Two

3.4m (11' 2") x 3.2m (10' 6")

Central heating radiator, double glazed window to the rear.

Bedroom Three

2.5m (8' 2") x 2.3m (7' 7")



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Central heating radiator, double glazed window to the front.

Re-Fitted Shower Room

1.6m (5' 3") x 2.4m (7' 10")

Low level WC, hand wash basin, walk in shower cubicle with rainfall shower & secondary hose attachment, tiled walls & floor, modern towel radiator, double glazed window to the rear.

Garage

3.8m (12' 6") x 4.9m (16' 1")

Power & lighting, up & over garage door to secure vehicle side access, pedestrian door into the garden, single glazed window facing garden.

Front

Low maintenance frontage with vehicle side access via a secure gate.

Rear

East facing garden benefiting from a large patio area straight off the kitchen & dining room, slabbed steps leading to a second patio area, mostly pebbled with two flower beds, mature shrub borders & mature trees, wooden fencing to both sides & rear, log store, pedestrian access to the garage & 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

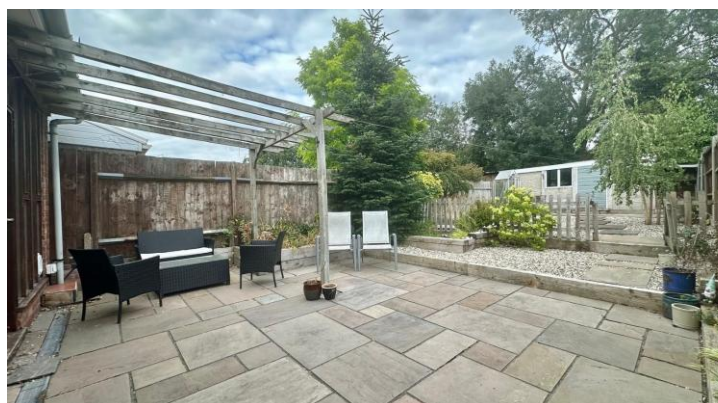
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



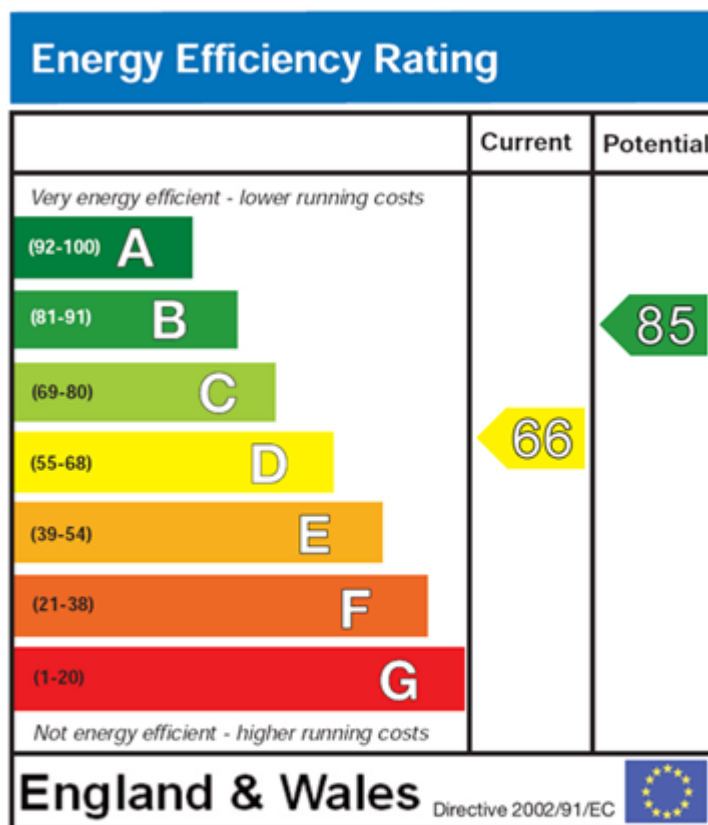
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.