

46 Kinlet Close, Coventry, CV6 3LS

£170,000

Mid terrace property briefly comprising entrance hallway, lounge, kitchen, downstairs wc, two bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing, central heating (both where specific) and NO CHAIN

Approach

Pathway leading to front door, allocated parking space for one car.



Hallway

Door to front, stairs to first floor accommodation, understairs storage cupboard, radiator and ceiling light point.

Downstairs W/C

Low level W/C, pedestal hand wash basin, radiator and ceiling light point.



Kitchen

9'07 x 6'02 (2.92m x 1.88m)

Double glazed window to front, wall base and drawer unit, stainless steel sink with drainer and mixer tap, gas hob with cooker hood over, cooker and space for white goods, radiator and ceiling light point.



Lounge

12'07 x 11'04 (3.84m x 3.45m)

Double glazed French Doors to rear, two double glazed windows to rear, radiator and ceiling light point.



Landing

Loft access and ceiling light point.

Bedroom One

9'0 x 12'01 max (2.74m x 3.68m max)

Two double glazed windows to front, storage cupboard concealing boiler, radiator and ceiling light point.



Bedroom Two

6'11 x 11'0 (2.11m x 3.35m)

Double glazed window to rear, radiator and ceiling light point.



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.

Bathroom

Double glazed obscured window to rear, panel bath with shower over, low level w/c, pedestal hand wash basin, radiator and ceiling light point.

Council Tax Band - B

EPC Rating - C



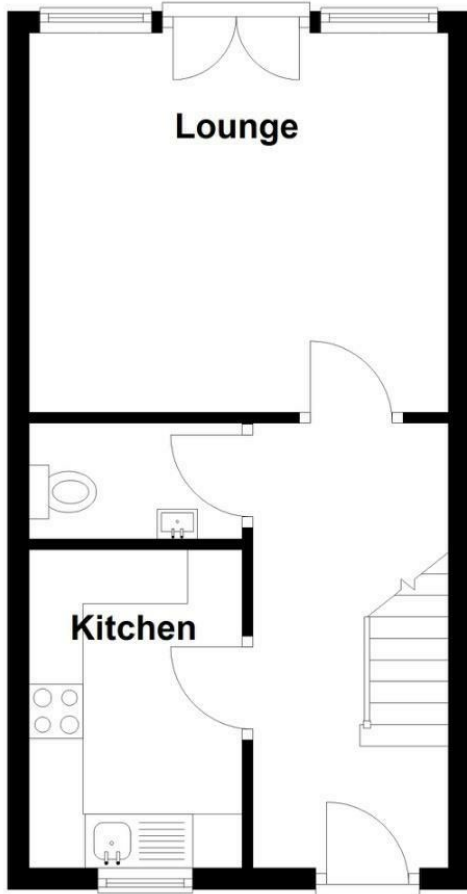
Rear Garden

Mainly laid to lawn, gated rear access and enclosed to neighbouring boundaries.



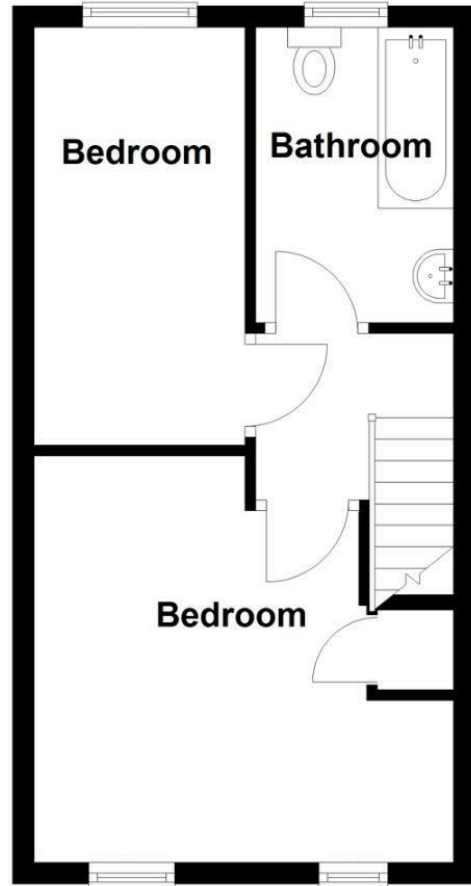
Ground Floor

Approx. 30.2 sq. metres (324.9 sq. feet)

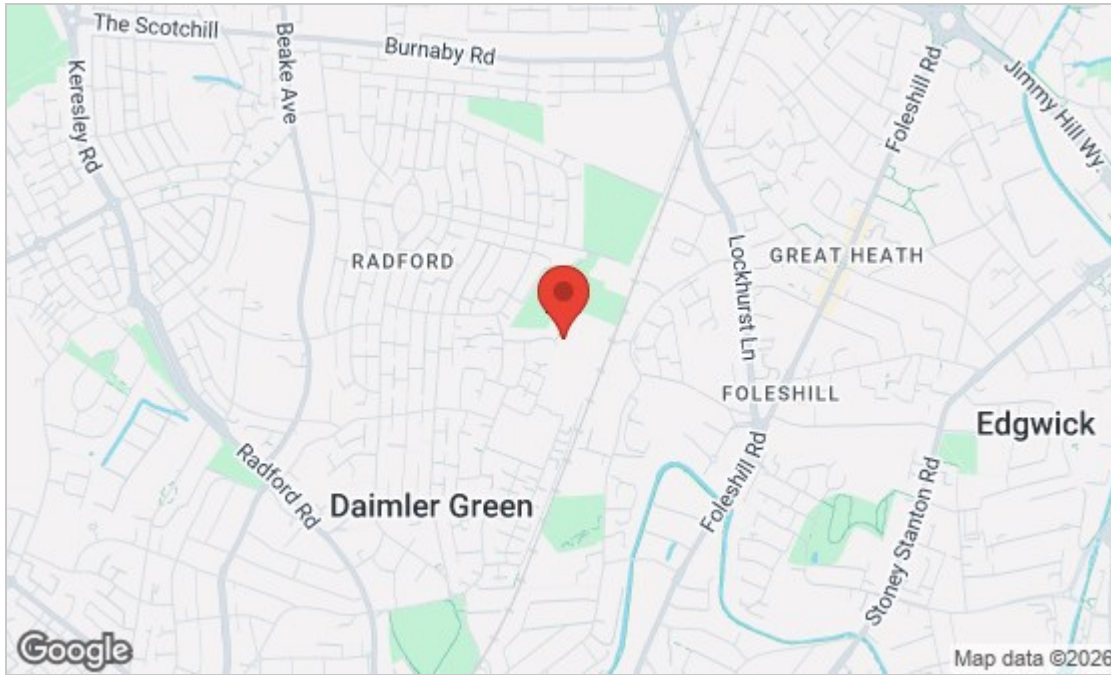


First Floor

Approx. 30.2 sq. metres (324.9 sq. feet)



Total area: approx. 60.4 sq. metres (649.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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