



8 Marnhull Close, Walsgrave, Coventry, CV2 2JS

Offers in the region of £300,000



Three Bedroom Semi-Detached House

Popular Location within Close Proximity to Coventry Univeristy Hospital

Large Through Lounge Diner

Fitted Kitchen + Utility Room

Conservatory with Heating, Power & Lighting

Three Good Size Bedrooms to the First Floor

Re-Fitted Shower Room to the First Floor

Low Maintenance South Facing Rear Garden

Driveway to the Front with Direct Access to Up & Over Garage door to Storage

Gas Central Heating & UPVC Double Glazing

Entrance

Door to:

Porch

Door to through lounge diner:

Through Lounge Diner

5.2m (17' 1") x 2.7m (8' 10") x 7.4m (24' 3")

Central heating radiator, Stairs of to the first floor, UPVC double glazed Bay window to the front, UPVC double glazed French doors to conservatory, Door to kitchen and utility:

Kitchen

2.3m (7' 7") x 3.3m (10' 10")

Ample wall and base unit with work top over, Space for large cooker, Stainless steel sink unit with drainer, Space for fridge, Tiled walls, UPVC double glazed window to the rear.

Utility

2.1m (6' 11") x 3.3m (10' 10")

Ample base unit with work top over, Space for fridge freezer, Space for storage.

Conservatory

4.8m (15' 9") x 2.4m (7' 10")

Ample base units with space for washing machine, central heating radiator, UPVC double glazed windows to the rear & sides, UPVC double glazed French doors onto decking.

Landing

Spacious landing with built in double cupboard housing 'Worcester' combi boiler, Access to loft, doors off to all rooms:

Bedroom 1

2.7m (8' 10") x 3.2m (10' 6")

Central heating radiator, two double built in wardrobes, UPVC double glazed window to the front.

Bedroom 2

2.7m (8' 10") x 3.3m (10' 10")

Central heating radiator, UPVC double glazed window to the rear

Bedroom 3

2.3m (7' 7") x 2.3m (7' 7")

Central heating radiator, UPVC double glazed window to



the front

Re-Fitted Shower Room

2.3m (7' 7") x 1.6m (5' 3")

Low level WC, Vanity sink unit with storage below, Walk in shower cubicle with rainfall shower and secondary hose attachment, Tiled floor and walls, chrome heated towel radiator, UPVC window to the rear.

Storage

2.4m (7' 10") x 1.8m

Up & over garage door to storage with lighting.

South Facing Rear Garden

Well presented low maintenance rear garden benefitting from: large wooden decking area for outdoor seating and dining, pebbled area with flower beds, Mature tree, wooden fencing to both sides & pedestrian side access via a wooden gate.

Front

Paved driveway with direct access to up & over garage door to storage, pebbled area also suitable for parking.

AGENTS NOTES

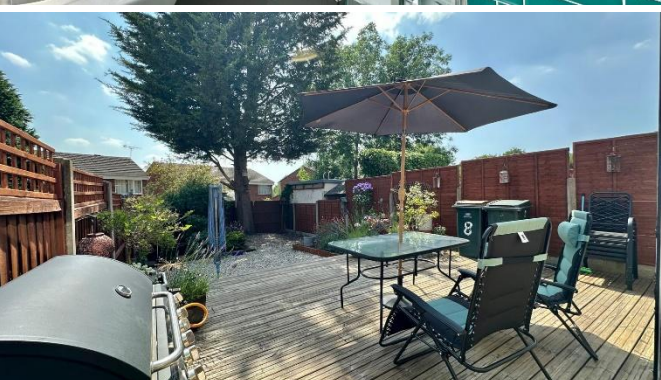
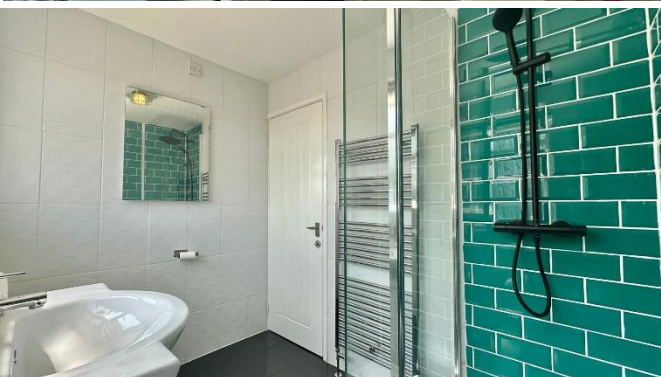
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for 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.

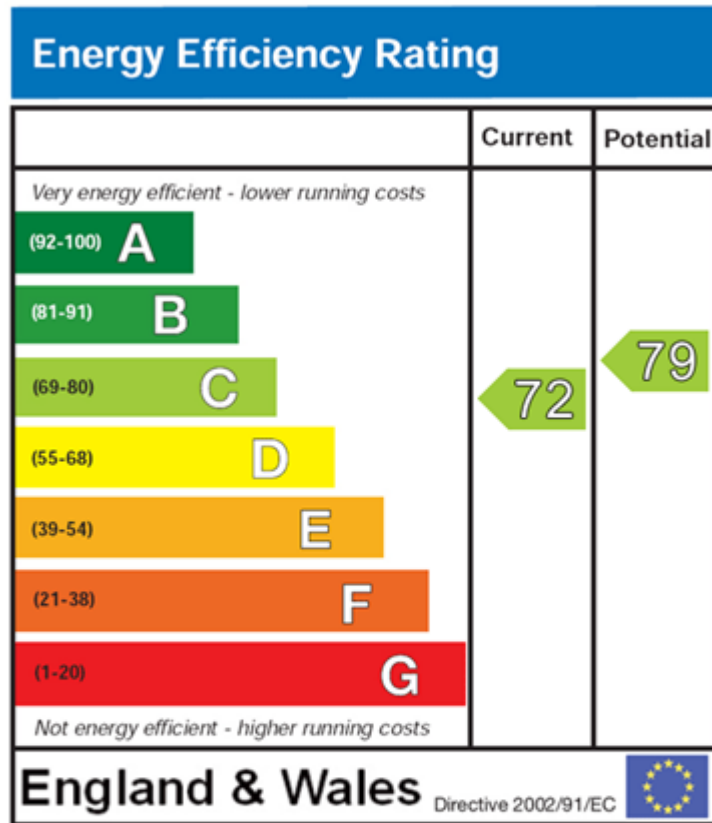
TENURE - FREEHOLD

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.