



9 Paxton Road, Coundon, Coventry, CV6 1AF

Offers in Excess of £200,000



Three Bedroom Mid Terrace House with No Onward Chain

Popular Location Very Close To Local Amenities

Extended Fitted Kitchen

Through Lounge Diner

Three Bedrooms to the First Floor

Wet Room to the First Floor

Good Size Rear Garden with Gated Rear Access

Driveway to the Front

Gas Central Heating & Double Glazing

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

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

Door to:

Hallway

Central heating radiator, stairs off to the first floor, understairs cupboard, doors to through lounge/diner and:

Extended Breakfast Kitchen

5.5m (18' 1") x 2.2m (7' 3")

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, four point gas hob with extractor over, space for fridge freezer, integrated oven & grill, space for washing machine & dryer, tiled splash backs, double glazed window to the rear & side, double glazed door to patio:

Lounge

3.6m (11' 10") x 3.3m (10' 10")

Central heating radiator, Double glazed bay window to the front, new electric fire with marble fireplace, archway to dining room:

Dining Room

3.0m (9' 10") x 3.3m (10' 10")

Electric heater, Double glazed sliding door onto patio:

Landing

All rooms off & access to the loft.

Bedroom One

3.3m (10' 10") x 2.8m (9' 2") (to built in wardrobes)

Central heating radiator, Three double built in wardrobes & a double glazed bay window to the front.

Bedroom Two

3.3m (10' 10") x 2.8m (9' 2") (to built in wardrobes)

Central heating radiator, two double built in wardrobes & a Double glazed window to the rear.

Bedroom Three

2.4m (7' 10") x 1.9m (6' 3")

Central heating radiator, double glazed window to the front.



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Wet Room

1.7m (5' 7") x 1.9m (6' 3")

Low level WC, Hand wash basin, electric shower with curtain rail, central heating radiator, double glazed window to the rear.

Rear

Patio area straight off from the Kitchen & Dining Room, mostly laid to lawn with a slabbed path leading to another slabbed area & a pedestrian gate to the gated rear access, wooden fencing to both sides & mature trees.

Front

Driveway with parking for Two Cars.



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

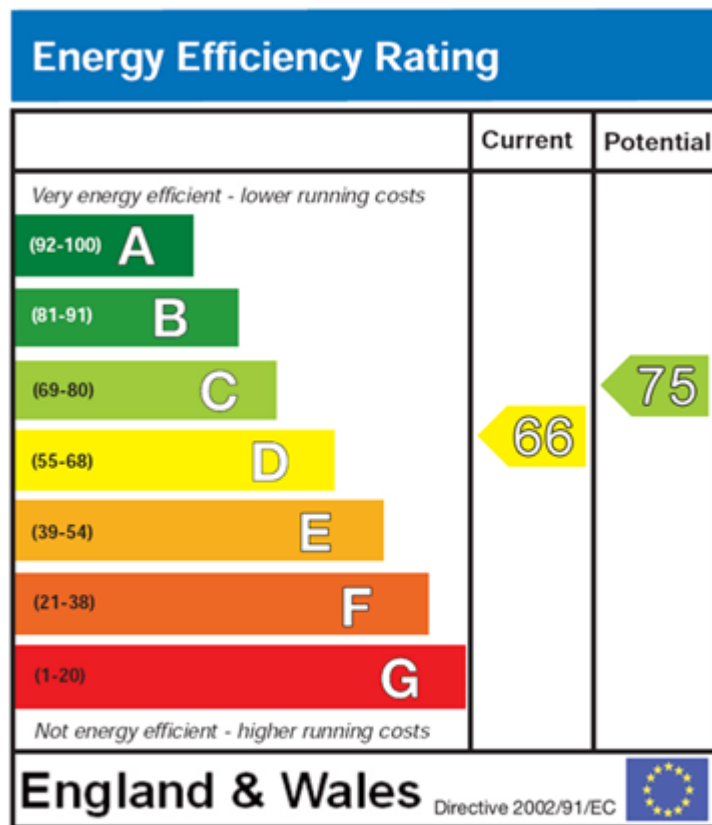
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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.

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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.