



3 March Way, Ernsford Grange, Coventry, CV3 2QY

Asking Price £195,000



Three Bedroom End of Terraced House

Close to Local Schools & Amenities

Fitted Kitchen + Ground Floor WC

Through Lounge Diner

Three Bedrooms to the First Floor

Fitted Shower Room

South Facing Rear Garden with Pedestrian access to the Rear

Driveway with Direct Access to a Large Garage

Solar Panels to the Rear

Electric Heating & UPVC 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.

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Entrance

Double glazed door to the lobby:

Lobby

Doors into the ground floor WC & hallway:

Ground Floor WC

2.0m (6' 7") x 0.8m (2' 7")

Low level WC, hand wash basin, UPVC double glazed window to the side.

Hallway

Stairs off to the first floor, understairs storage, archway way to the kitchen & door to the through lounge diner.

Kitchen

2.3m (7' 7") (max) x 3.1m (10' 2")

Ample wall & base units with work tops over, stainless steel sink unit with drainer, space for fridge/freezer, space for cooker with extractor over, space for washing machine & dryer, tiled flooring, tiled splashbacks, UPVC double glazed window to the front, serving hatch into the dining room.

Through Lounge Diner

5.6m (18' 4") x 4.4m (14' 5") (max)

Electric fire, two electric heaters, UPVC double glazed French doors onto garden, UPVC double glazed window to the rear & side.

Landing

Access to the loft, airing cupboard housing hot water tank, two storage cupboards, doors off to all rooms.

Bedroom One

4.1m (13' 5") (max) x 3.2m (10' 6") x 3.2m (10' 6")

Electric heater, UPVC double glazed window to the rear & side.

Bedroom Two

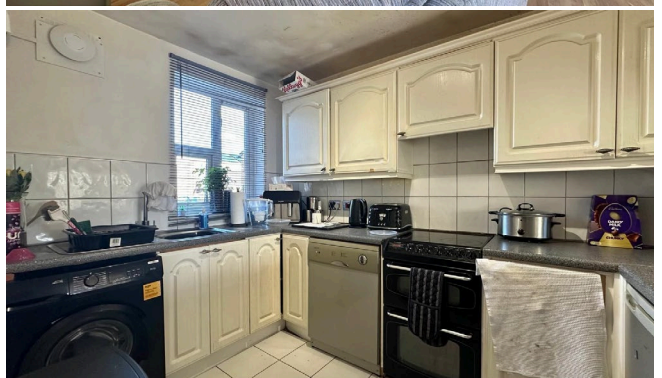
4.1m (13' 5") x 2.3m (7' 7")

Built in double wardrobe, electric heater, UPVC double glazed window to the rear.

Bedroom Three

2.3m (7' 7") x 2.6m (8' 6")

Electric heater, UPVC double glazed window to the front.



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Shower Room

2.2m (7' 3") x 1.6m (5' 3")

Low level WC, vanity sink unit with storage below, corner shower cubicle with electric shower, chrome towel radiator, full tiled walls, UPVC double glazed window to the front.



Garage

6.0m (19' 8") x 2.4m (7' 10")

Power & lighting, up & over door with direct access from the driveway.

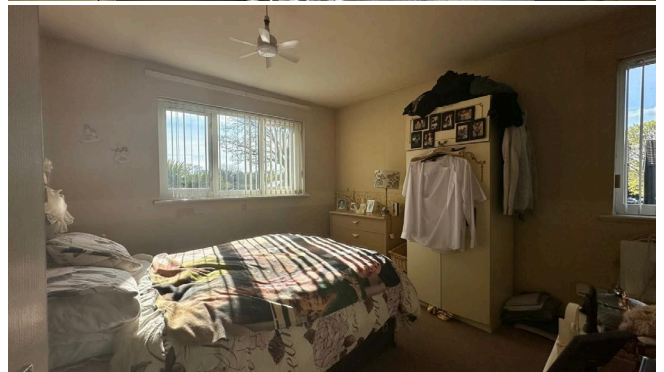
Rear

South facing rear garden benefitting from a slabbed patio area then laid to lawn, mature plants, trees & hedgerow, wooden fencing to both sides, pedestrian access to the rear.



Front

Slabbed driveway with direct access into the garage, laid to lawn, pathway leading to the front door.



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.





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.

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