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GODFREY-PAYTON
CHARTERED SURVEYORS

81 Kensington Road, Coventry, CV5 6GG

Guide Price | **£220,000**

81 Kensington Road, Coventry

Three Bedroom Mid-Terrace Property with No Onward Chain

81 Kensington Road

The property is approached via a fore garden with brick wall to front, and a step and private main entrance door opening to:

Entrance Porch

Window to side aspect and door opening to:

Living Room

Window to front aspect, ceiling light point, radiator and wood-effect flooring, with doorway to:

Lobby

Stairs leading to First Floor Accommodation with door opening to:

Dining Room

Window to rear aspect, ceiling light point, radiator, wood-effect flooring, door to understairs storage cupboard and opening to:

Kitchen

Window to side aspect, ceiling light point, tile-effect flooring, wall-mounted gas boiler and a fitted kitchen comprising: range of wall, drawer and base units with work surfaces over and tiled splash back, inset one and half bowl sink with drainer and mixer tap over, integrated oven with gas hob and cooker hood over, undercounter plumbing for washing machine / dishwasher, a door to side aspect opening to rear garden, and a further door opening to:

Ground Floor Family Bathroom

Obscured window to side aspect, ceiling light point, partially tiled walls, tile-effect flooring and a suite comprising: low-level flush w.c., pedestal wash hand basin with mixer tap over, paneled bath with mixer tap and shower over.

First Floor Accommodation

Accessed via the lobby area with stairs leading to a landing, with a ceiling light point, and doors to:

Bedroom One

Window to front aspect, ceiling light point and radiator.

Bedroom Two

Window to rear aspect, high-level internal window to landing, ceiling light point and radiator.

Bedroom Three

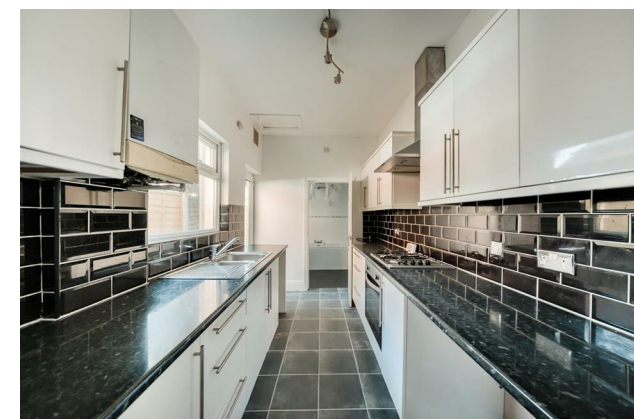
Door from First Floor Landing leads to stairwell leading up into the room, with a window to rear aspect, ceiling light point, fitted shelves, radiator and doors to:

W.C.

Wall-mounted light, low-level flush w.c. and wall-mounted wash hand basin.

Eaves Storage

Wall-mounted light, built-in shelving and clothes rail.



Outside

Rear Garden

The rear garden can be accessed via the gated rear access or via the kitchen and comprises of: blue-brick and paved pathway with borders leading to a garden largely laid with gravel with a paved patio area.

Agent Note

Please be advised that Godfrey-Payton have been unable to verify whether historic works to the property benefitted by building control sign off.

Please be advised that this information has been provided to Godfrey-Payton by the vendor. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same via their solicitor and/or surveyor.

Council Tax

The property is located within Coventry City Council and has B tax band.

Fixtures & Fittings

Please note that only those items expressly mentioned in these sales particulars are to be included in the agreed sales price of the property.

Services

Godfrey-Payton understands from the vendor that all mains drainage, gas, electricity and water are connected to the property, however Godfrey-Payton has not obtained verification of this. We advise any interested party to confirm the same via their Solicitor / Surveyor before committing to purchase the property.

Tenure

Godfrey-Payton have been informed that the property is Freehold. However, we have not checked the legal title of the property and therefore encourage all interest parties to confirm the legal status of the property.

General Information

Please note, these sales particulars have been prepared in good faith and do not form part of the legal contract for the sale of the property due to the possibility of omissions and/or errors.

The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters affecting the legal title.

Godfrey-Payton has not verified the structural status, ownership, tenure, planning / building regulation approval, or the availability and operation of services or appliances at the property.

Godfrey-Payton recommends all interested parties to seek validation of the above information with their solicitor / surveyor before committing to purchasing the property.



Floor Plan

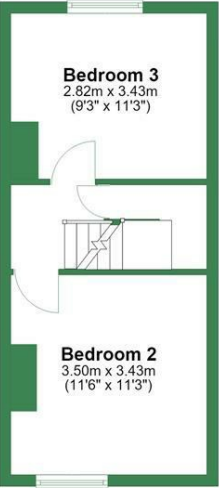
Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



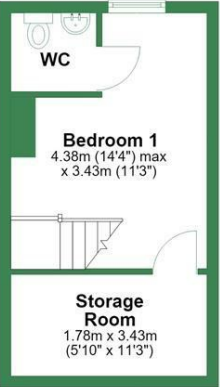
First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



Second Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



Total area: approx. 90.2 sq. metres (971.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



INFORMATION

Viewings

To be arranged via Godfrey-Payton on: 01926 492 511

Website

For more information visit our website: www.godfrey-payton.co.uk

Opening Hours

Monday - Friday 9.00am - 5.30pm
Saturday By Appointment Only
Sunday Closed