



34 Coombe Park Road, Binley, Coventry, CV3 2NX

Offers in Excess of £300,000



Three Bedroom Detached House with No Onward Chain
Within Close Proximity to University Hospital Coventry & Warwickshire
Fitted Kitchen with Integrated Appliances
Through Lounge Diner & Conservatory
Ground Floor WC
Three Bedrooms all with Built in Wardrobes to the First Floor
Fitted Shower Room & Separate WC
Low Maintenance South Facing Rear Garden
Spacious Driveway to the Front with Direct Access to Garage
Gas Central 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.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Accommodation Comprising

Ground Floor

Composite into

Lobby

Folding door into Ground floor WC. Door into Hallway

Ground floor WC

1.8m (5' 11") approx x 0.8m (2' 7") approx

With Low level WC, Sink with vanity unit and storage below. Chrome heated towel rail. Partly tiled walls. Double glazed window to the side.

Hallway

With stairs leading off to the first floor and understairs cupboard. Central heating radiator. Door into Through Lounge/Diner and:

Kitchen

3.7m (12' 2") approx x 2.3m (7' 7") approx

With Ample Cream wall and base units and worktops over. Single stainless steel sink unit with mixer tap. Integrated dishwasher, Integrated washing machine, Integrated Induction hob with extractor over. Integrated electric oven, grill and microwave. Integrated fridge/freezer. Tiled flooring and tiled splashbacks. Central heating radiator. Double glazed window to the front. Double glazed door to side.

Through Lounge/Diner

3.3m (10' 10") approx x 5.9m (19' 4") approx

Feature fireplace with gas fire. Central heating radiator. Double glazed window to the rear. Sliding door into:

Conservatory

2.4m (7' 10") approx x 2.6m (8' 6") approx

With power and lighting. Double glazed windows and Double glazed doors into the rear garden.

First Floor

Landing

With access to the loft. Storage cupboard. Doors leading to all rooms.



Bedroom 1

4.2m (13' 9") approx x 3.0m (9' 10") approx

Central heating radiator. Built in wardrobes with matching side tables and dressing table. Double glazed window to the rear.

Bedroom 2

3.4m (11' 2") approx x 2.8m (9' 2") approx

Central heating radiator. With built in double wardrobe and single wardrobe, with matching built in drawers and storage cupboards above.

Bedroom 3

2.9m (9' 6") approx x 2.4m (7' 10") approx

Central heating radiator. Built in double and single wardrobe and storage above. Double glazed window to front

Shower Room

1.8m (5' 11") approx x 1.7m (5' 7") approx

Built in vanity unit with sink unit and mixer tap. Storage below and to both sides. Corner shower cubicle with electric shower. Heated chrome towel rail. Tiled walls. Double glazed window to the front.

Separate WC

0.9m (2' 11") approx x 1.5m (4' 11") approx

Low Level WC. Central heating radiator. Tiled walls. Double glazed window to the front

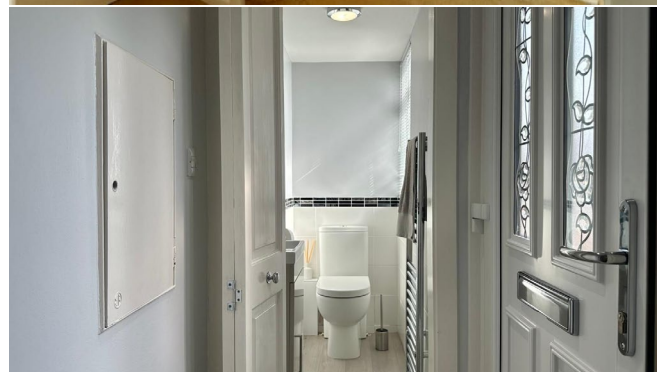
Outside

Gardens

Front Garden: Block paved driveway to Garage. Side pedestrian access. Rear Gardens: Side pedestrian Access. Slabbed patio area leading to stoned area. Mature shrubs and plants. Fenced to both sides. Mature bush to the rear.

Garage

With up and over door



AGENTS NOTES

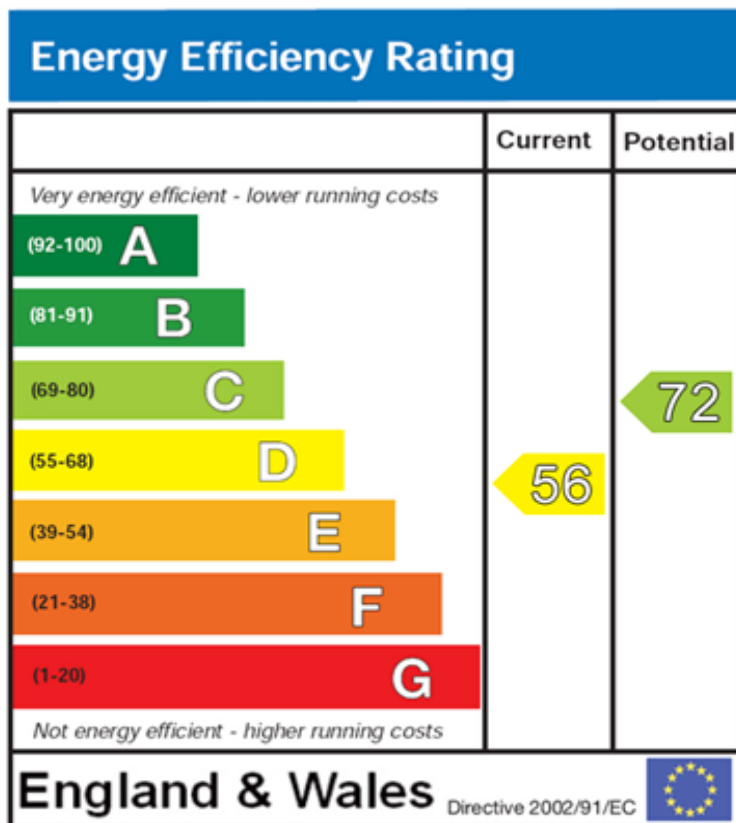
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask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



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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.



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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