



43 Angela Avenue, Potters Green, Coventry, CV2 2GH

Offers in the region of £195,000



Three Bedroom Semi-Detached House

Good size Lounge

Three Bedroom to the First Floor

Garden with a Patio & then Mostly Laid to Lawn

Family Bathroom to the First Floor

Close Proximity to Local Amenities & Local School

Kitchen Diner

Gas Central Heating & UPVC Double Glazing

No Chain

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

Comp door to:

Hallway

Stairs off to the first floor. Storage cupboard.
Door to the lounge.

Lounge

3.0m (9' 10") x 3.9m (12' 10") x 4.4m (14' 5")

Central heating radiator. UPVC Double glazed window to the front.



Kitchen / Diner

4.8m (15' 9") x 2.6m (8' 6")

Ample wall & base unit with worktop over. Stainless steel unit with mixer tap. Space for cooker with extractor over, Space for washing machine. Space for fridge freezer. U/S? Baxi combi boiler. 2 double glazed windows to the rear. Double glazed door to the side. Tiled splash back.



First Floor

Landing

All rooms off. Access to the loft. Airing cupboard.

Bedroom 1

2.8m (9' 2") x 3.5m (11' 6")

Central heating radiator. Double glazed window to the front.



Bedroom 2

3.0m (9' 10") x 3.7m (12' 2")

Central heating radiator. Double glazed window to the rear.



Bedroom 3

1.9m (6' 3") x 1.9m (6' 3")

Central heating radiator. Double glazed window to the front.

Bathroom

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

Low level WC. Hand wash basin. Paneled bath with shower over. Tiled walls & floors. Central heating radiator. Double glazed window to the side.

Outside

Gardens

Front – Low wall to front. Lawn area. Side vehicle access.

Rear - Large garden with slabbed patio. Mostly laid to lawn. Fencing to both sides & rear. Storage shed.

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.

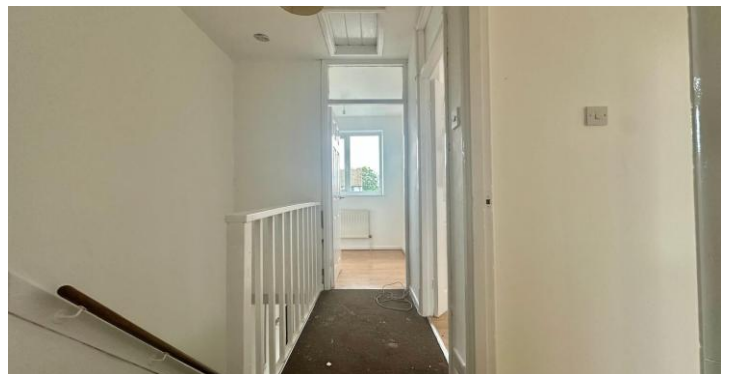
(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(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.



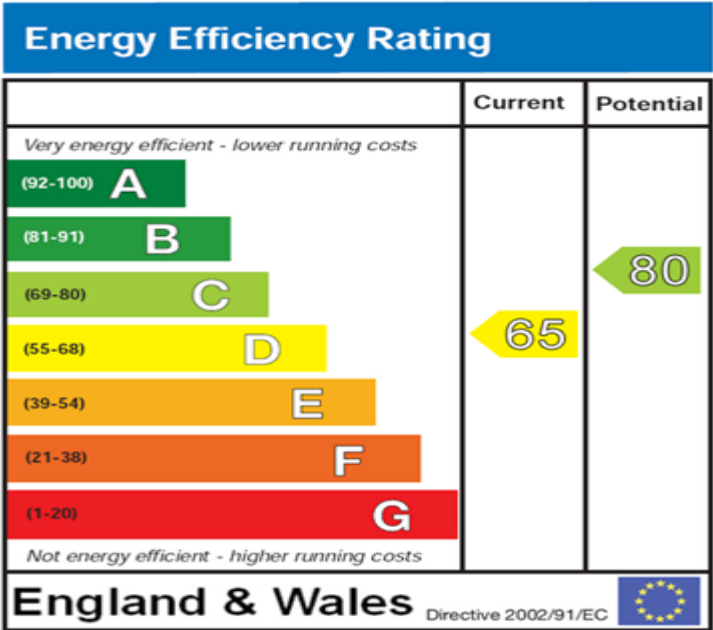
43 Angela Avenue, Potters Green, Coventry, CV2 2GH



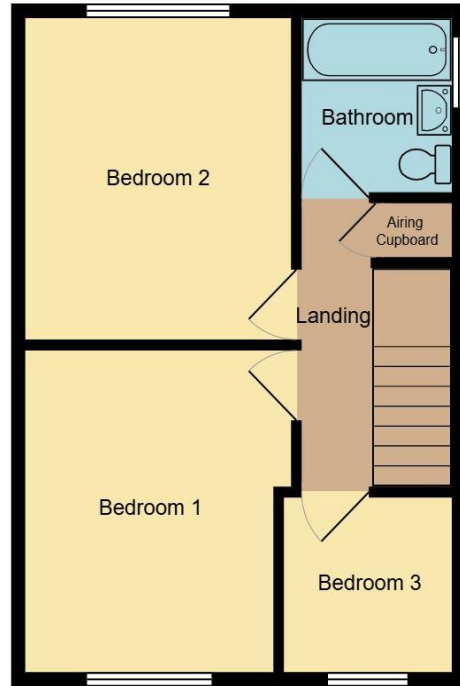
43 Angela Avenue, Potters Green, Coventry, CV2 2GH



43 Angela Avenue, Potters Green, Coventry, CV2 2GH



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.

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.