



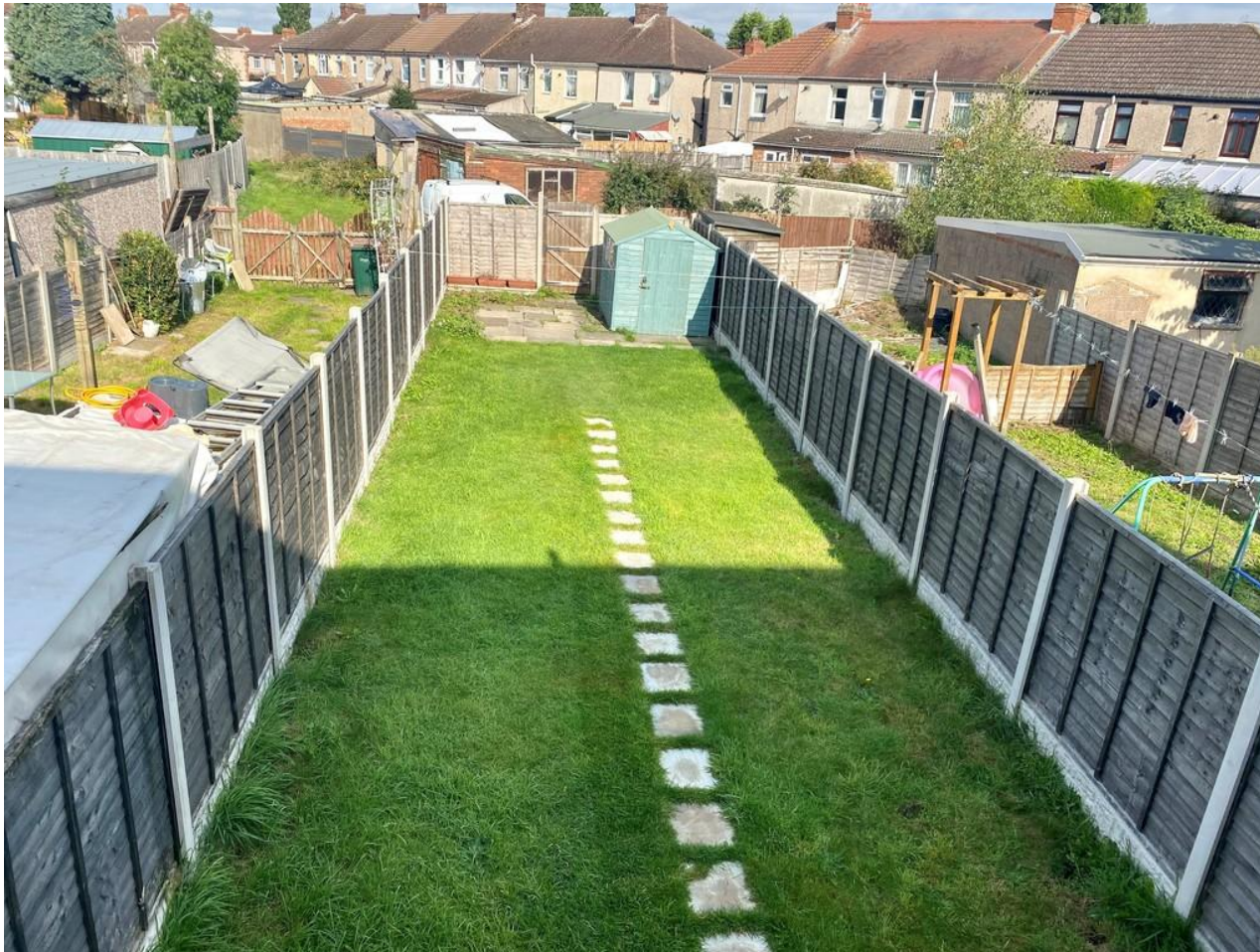
- ♥ THREE BEDROOMS
- ♥ DOUBLE DRIVEWAY
- ♥ MODERN KITCHEN
- ♥ MODERN FAMILY BATHROOM

£210,000

33 Nunts Park Avenue, Holbrooks, Coventry, CV6 4GX

****THREE BEDROOMS** DOUBLE DRIVEWAY** WALKING DISTANCE TO PRESIDENT KENNEDY SCHOOL****

Benburys are pleased to present this well presented three bedroom family home situated in the popular area of Holbrooks. The property briefly comprises of lovely through lounge/dining room. Modern fitted kitchen and bathroom. Three bedrooms to the first floor, two double and one single. The property benefits from large rear garden and double driveway to the front.



Property Description

FRONT ASPECT Pulling off the main road onto a private driveway to accommodate two vehicles with double glazed front door leading into the property

LOUNGE 12' 11" x 14' 0" (3.96m x 4.27m) Open plan lounge leading into the rear dining room. laminate wooden flooring, feature gas fire and surround, central heating radiator and double glazed bay window to front aspect.

DINING ROOM 10' 0" x 4' 8" (3.05m x 1.42m) Laminate wooden flooring, gas central heating radiator, built in cupboard housing gas combination boiler, space for dining table and chairs, with double glazed French doors leading to the rear garden.

KITCHEN 3' 3" x 15' 8" (1.0m x 4.8m) Fitted with range of matching high gloss wall and base units including cupboards, drawers and chrome handles, built in gas hob and electric oven with cooker hood, inset stainless steel sink with mixer taps and fitted with water purifier, ample roll top work surfaces with complimenting tiled splash back areas, plumbing for washing machine, finished with ceramic tiled flooring and built in storage cupboard housing electric and gas metres and a double glazed window to the rear aspect of the property completes this lovely room.

FAMILY BATHROOM 6' 0" x 6' 11" (1.83m x 2.13m) Fitted with a modern white suite which features a panel bath with combination shower and by-fold glass screen, low level W.C and pedestal wash basin. This fully tiled bathroom benefits from a central heated towel rail with tiled flooring and a doubled glazed opaque window to rear aspect.

BEDROOM ONE 10' 0" x 12' 11" (3.05m x 3.96m) This good size double room enjoys ample space for wardrobes and other furniture with central heating radiator, carpeted flooring and double glazed window overlooking the front aspect of the





property.

BEDROOM TWO 10' 0" x 10' 11" (3.05m x 3.35m) Another double room featuring adequate space for wardrobes and units with central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

BEDROOM THREE 5' 6" x 7' 4" (1.7m x 2.26m) This room offers adequate proportions for a single bed and wardrobe or could be used as a great study/office space. There is a central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

ATTIC Accessed via the loft hatch in the bathroom, the attic has been boarded and has electrics and lighting.

REAR ASPECT Spacious garden with patio area and lawn, fenced borders and rear gate leading to rear communal area.

AGENTS NOTES 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.

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: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

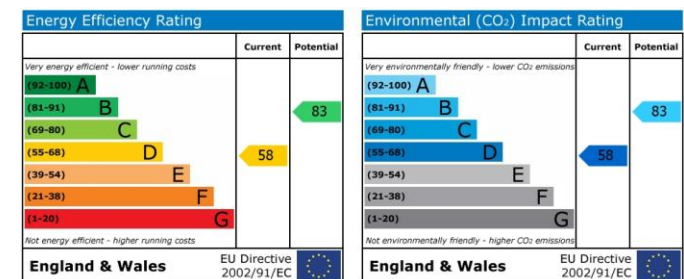


VIEWINGS We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk

<https://www.facebook.com/CoventryLettings/>



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements