

ENTRANCE PORCH

HALLWAY

LOUNGE  
14' 8" x 10' 10" (4.47m x 3.3m)

CONSERVATORY  
11' 7" x 7' 9" (3.53m x 2.36m)

KITCHEN  
12' 4" x 7' 9" (3.76m x 2.36m)

BEDROOM  
12' 4" x 11' max  
(3.76m x 3.35m max)

BEDROOM  
10' 5" x 9' 11" (3.18m x 3.02m)

BEDROOM  
9' 10" x 7' 5" (3m x 2.26m)

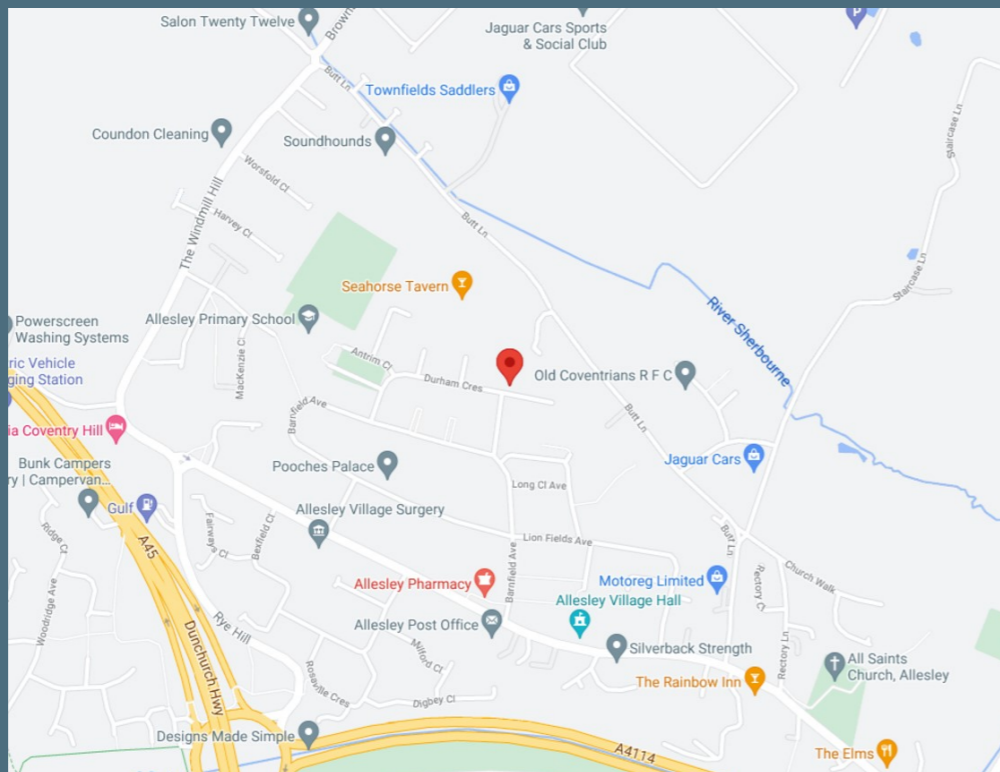
SHOWER ROOM

GARDENS

GARAGE  
21' x 8' 2" (6.4m x 2.49m)

UTILITY ROOM  
8' 2" x 7' 1" (2.49m x 2.16m)

Ground Floor



12 Durham Crescent  
Allesley, Coventry, CV5 9GA

Offers Over **£300,000**



**IMPORTANT NOTICE**  
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

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Offers Over  
**£300,000**

12 Durham Crescent  
Allesley, Coventry, CV5 9GA

- Detached Bungalow
- Lounge & Conservatory
- Kitchen
- THREE BEDROOMS
- Shower Room WC
- Easily Maintained Gardens
- Driveway & Garage
- Double Glazing & GFCH
- Freehold
- Tax Band D
- EPC Rating D



Viewing is strictly by appointment



**Property Description**

A detached bungalow located in a sought after area close to local shops and public transport links. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: entrance porch, hallway, lounge, conservatory, kitchen, THREE BEDROOMS and a shower room WC. Outside there are easily maintained gardens to the front and rear, direct access to a driveway and garage with a utility room.

NO UPWARD CHAIN.

MUST BE VIEWED.

