



## 7 Abergavenny Walk

Asking Price Of £229,999

Binley CV3 2PL

**\*\*\*CORNER PLOT DETACHED BUNGALOW\*\*\*THREE BEDROOMS WITH CONVERTED GARAGE\*\*\*RENOVATED THROUGHOUT\*\*\*OFFERED WITH NO CHAIN\*\*\* Accommodation in brief; entrance hall, spacious living room, bedroom three/second reception room, modern kitchen/diner, stunning shower room, and two further bedrooms. Also benefiting from UPVC double glazing, gas central heating, driveway, and corner plot. EPC Rating D.**

GROUND FLOOR



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In more detail the property comprises;

## ENTRANCE HALL

Access to the property via double glazed Composite front door, obscure UPVC double glazed window to side aspect, internal glazed door to;

## LIVING ROOM

17' 4" x 12' 9" (5.28m x 3.89m) With UPVC double glazed window to front aspect, panel radiator, feature marble fire place, doors to;

## BEDROOM THREE/ SECOND RECEPTION ROOM

15' 1" x 8' 6" (4.6m x 2.59m) With UPVC double glazed window to front aspect, panel radiator, cupboard with access to electric meter.

## KITCHEN/DINER

15' 7" x 9' 7" (4.75m x 2.92m) With UPVC double glazed windows to rear and side aspects, panel radiator, cupboard housing gas meter, cupboard housing gas central heating boiler. Kitchen comes with a modern range of white glossed wall and base units with contrasting work tops, inset sink and drainage unit, integrated electric oven with four ring gas hob, and extractor hood. Plumbing for washing machine. UPVC double glazed side door.

## SHOWER ROOM

Fully tiled floor to ceiling, double walk in shower unit, low level WC, wash basin, heated chrome towel rail.

## BEDROOM TWO

8' 3" x 9' 3" (2.51m x 2.82m) With UPVC double glazed window to side aspect, panel radiator.

## BEDROOM ONE

10' 2" x 12' 4" (3.1m x 3.76m) With UPVC double glazed window

to side aspect, panel radiator.

## OUTSIDE

To the front is a dropped kerb to double wrought iron gates to driveway. Side borders with various plants and shrubs. Decorative tiles to entrance door, pathway to side gate. Side paved pathway with soiled and lawn areas to the rear and side with paved patio and surrounding borders, and fencing. Wooden shed, and greenhouse.

## GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

## DISCLAIMER

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

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Partners: R F Hawkins FRICS, A Bevan FNAEA, D T Bruckert, C L Talbot MARLA