







3 Bedroom Semi-Detached House located in Binley.

£260,000







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- Traditional Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Downstairs WC & Utility Room
- Driveway Parking & Workshop
- Fantastic Spec Throughout



#### **FULL DESCRIPTION**

#### **GENERAL DESCRIPTION**

\*\*\*TRADITIONAL DOUBLE BAY SEMI - THREE GOOD BEDROOMS - DOWNSTAIRS WC & UTILITY - SPACIOUS REAR GARDEN\*\*\*
Here is a fantastic opportunity to purchase this superb family home - which benefits from a host of features throughout and is done to a fine decorative and furnishing standard throughout. Located on this tree lined street, this 1920s vintage style semi must be viewed to fully appreciate. In brief the property comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room and WC to the Ground Floor. There is a Landing, Three Bedrooms and a Bathroom on the First Floor. Externally the property has tarmacadam driveway parking to the front aspect, side elevation access to the rear garden which also has a modern workshop storage shed.

#### **ENTRANCE HALL**

Having stairs leading to the First Floor and door leading to the:

#### LOUNGE

#### 13'5" x 11'1" (4.1m max x 3.4m max)

Having a feature fireplace, central heating radiator, double glazed bay window to the front aspect and door opening to:

# DINING ROOM

12' 1" x 11' 5" (3.7m x 3.5m)

With double glazed window to the rear, central heating radiator and door to:

#### **DOWNSTAIRS WC & STORAGE**

Having an opaque double glazed window, wall mounted central heating radiator, under stair storage cupboard and vanity wash hand basin.

#### **KITCHEN**

# 15' 8" x 5' 6" (4.8m x 1.7m)

Refitted Kitchen with an attractive matching range of wall and base mounted units and worktop surfaces over, integrated appliances including dishwasher, gas hob, oven, extractor fan and door leading to the rear garden, utility room and also having two double glazed windows to the side and rear aspects.







#### **UTILITY ROOM**

5' 6" x 5' 6" (1.68m x 1.68m)

Having space/plumbing for a washing machine, further storage cabinets, double glazed window.

# LANDING

Having a double glazed window to the side aspect and doors off to the First Floor rooms.

# BEDROOM ON E

11' 1" x 10' 2" (3.4m x 3.1m)

Well-presented bedroom with double glazed bay window to the front aspect and central heating radiator and fitted wardrobes.

# **BEDROOM TWO**

12' 5" x 9' 10" (3.8m x 3m)

Having a double glazed window to the rear aspect, fitted wardrobe and central heating radiator.

# BATHROOM

Having a three piece suite throughout including bath with shower over and glass screen, low level WC and pedestal wash hand basin with mixer tap.









#### **BEDROOM THREE**

9' 2" x 7' 10" (2.8m x 2.4m)

Good sized third bedroom with double glazed window and central heating radiator.

#### OUTSIDE

Having a tarmacadam driveway, side elevation access to the rear and spacious rear garden, storage unit/workshop and extending lawn, decked area and being non overlooked to the rear.

#### DISCLAIMER

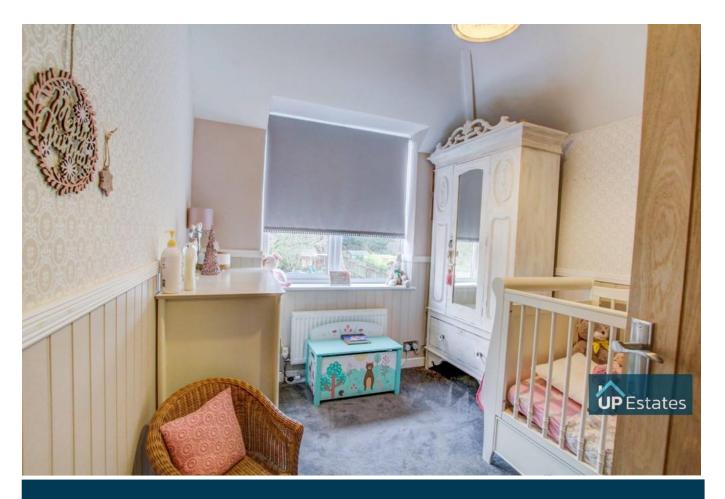
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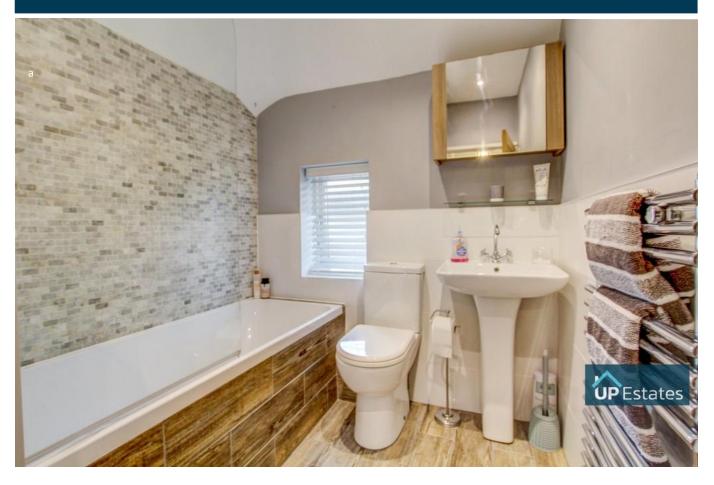
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



# Binley Avenue Binley CV3 2EE





For illustrative purposes only.

Measurements are approximate and not to scale.

(C) Up Estates

Approx Internal Floor Area: 90sq m

# CONTACT

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