



16 Fontmell Close, Clifford Park, Coventry, CV2 2JY

Asking Price £225,000



Semi Detached Two Bedroom Bungalow
Kitchen with door to conservatory
Large Lounge
Shower Room
Gardens to front and rear
Single Garage with Two up and over Garage doors
Parking space in front of garage
Gas centrally heated & UPVC Double glazed windows
Quiet Location
In need of modernisation

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Accommodation comprising;

uPVC double glazed door to; Hall, cupboard housing boiler. Gas central heating radiator. doors to lounge, bedrooms 1 & 2, shower room, open plan to kitchen.



Lounge

3.7m (12' 2") *apprx.* x 5.7m (18' 8") *apprx.*

Central heating radiator, coal effect gas fire. upvc double glazed window to the front.



Bedroom One

3.71m (12' 2") x 2.77m (9' 1")

window to the rear. Central heating radiator.

Bedroom Two

3.23m (10' 7") *apprx.* x 3.0m (9' 10") *apprx.*

upvc double glazed window to the front. Central heating radiator. Built in double wardrobe.



Shower Room

uPVC double glazed window to the side. central heating radiator. white suite. low level wc. pedestal wash hand basin. shower cubicle & shower. built in cupboard.

Kitchen

3.38m (11' 1") *apprx.* x 2.42m (7' 11") *apprx.*

upvc double glazed window to the rear. fitted wall and base units with work tops over. plumbing and space for slimline dishwasher. plumbing and space for automatic washing machine. single drain stainless steel sink. door to;



Lean to Conservatory

4.0m (13' 1") *apprx.* x 2.12m (6' 11") *apprx.*

upvc double glazed french doors to the rear garden

Exterior

Front - Laid to Lawn and over looking some valley. Rear access to side. Rear - Laid to lawn and paved area. Door to single garage which has garage door to front and rear to enable vehicle to enter rear garden.

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



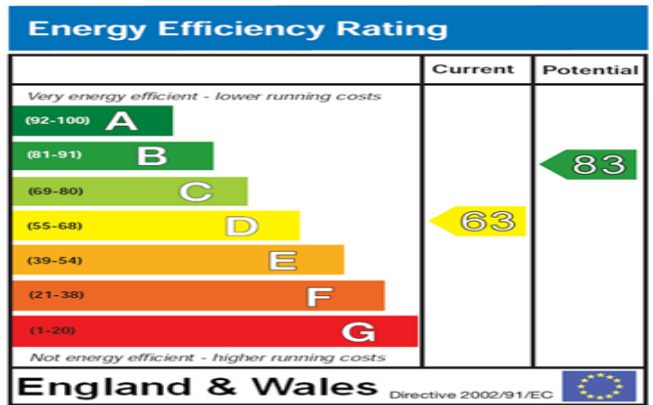
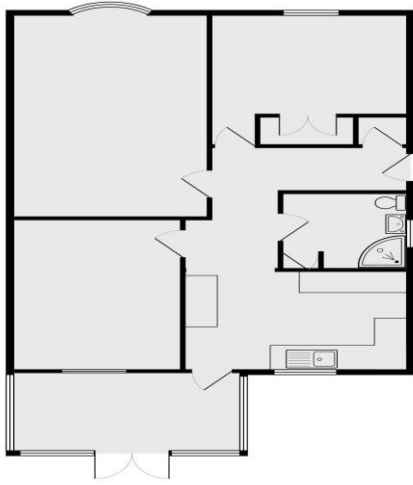
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particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing 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.





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.