



 **3**
Bedrooms

 **1**
Bathroom



****NO CHAIN**** A well-presented three-bedroom terraced family home located in the popular area of Stoke Aldermoor, CV3. Briefly comprising of entrance hallway, lounge with feature fireplace, fitted kitchen with oven, gas hob, space for appliances, understairs storage. To the first floor are three well-proportioned bedrooms, a fully tiled white suite family bathroom with an electric shower over the bath. Outside gardens front and rear are low maintenance with the addition of a wooden shed, a south-facing rear garden. Other features include no onwads chain, double glazing and gas central heating. Energy Rating E

See our virtual 360 viewing before booking a viewing.

Council tax band A - £1339

Measurements in feet.

Hallway - Location of consumer unit, electric meter.

Lounge - 14.65ft X 11.08ft

Kitchen - 15.36ft X 7.34ft - Location of Vaillant combi boiler.

Understairs storage - Location of gas meter

Bathroom - 5.27ft X 5.41ft

Bedroom 1 (front) - 11.45ft (max) X 10.60ft

Bedroom 2 (rear) - 10.46ft X 9.64ft

Bedroom 3 (front) - 8.24ft X 8.66ft

Landing - Loft access - boarded.



Ground Floor

Floor area 37.4 sq.m. (402 sq.ft.) approx



First Floor

Floor area 34.9 sq.m. (376 sq.ft.) approx

Total floor area 72.3 sq.m. (778 sq.ft.) approx

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

