



## 6 Arne Road, Walsgrave, Coventry, CV2 2BY

Asking Price £275,000



Three Bedroom Semi-Detached house

Sought after area

Vacant Possession

Through Lounge

Fitted Kitchen/Diner

Downstairs Cloakroom and Utility Room

First floor Bathroom and separate WC

Direct Drive and Garage

Good Size Rear Garden

Situated within close proximity to University Hospital Coventry & Warwickshire  
UHCW

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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uPVC double glazed door and windows to

### **Porch**

Tile floor, uPVC double glazed door and window to

### **Hall**

Spacious hall with stairs off to the first floor, central heating radiator, doors to lounge, kitchen, cupboard and:

### **Cloaks**

Low level WC, wall mounted has wash basin

### **Lounge**

*7.2m (23' 7") approx. x 3.2m (10' 6") approx.*

uPVC double glazed window to the front, uPVC double glazed French doors to the rear, two central heating radiators and feature fireplace with electric fire inset.

### **Kitchen/Diner**

*4.3m (14' 1") approx. x 3.1m (10' 2") approx. plus 2.0m (6' 7") approx. x 1.8m (5' 11") approx.*

Ample fitted wall and base units with works tops over. 1 1/2 bowl stainless steel sink unit and mixer tap, plumbing and space for dishwasher, built-in electric oven, gas hob and extractor fan over, central heating radiator, space for two domestic appliances, two uPVC double glazed windows to the rear and uPVC double glazed door to the rear. Two walk-in storage cupboards, door to:

### **Utility Room**

Plumbing and space for automatic washing machine, space for domestic appliance and work tops. Door to:

### **Garage**

With power and light

### **Landing**

All rooms off

### **Bedroom One**

*3.2m (10' 6") approx. x 3.6m (11' 10") approx.*

uPVC double glazed window to the front, Central heating radiator

### **Bedroom Two**

*3.96m (12' 12") approx. x 3.23m (10' 7") approx.*

uPVC double glazed window to the rear, Central heating radiator. two built in wardrobes and dressing table.





### Bedroom Three

2.78m (9' 1") approx. x 2.0m (6' 7") approx.

uPVC double glazed window to the front, Central heating radiator. Over stairs cupboard

### Bathroom

2.18m (7' 2") approx. x 2.78m (9' 1") approx.

Corner bath, vanity sink unit, large shower cubicle. uPVC double glazed window to the rear, Central heating radiator

### WC

uPVC double glazed window to the side, Low level WC

### Front Garden

Direct access block pave drive to the garage. Laid to lawn with borders

### Rear Garden

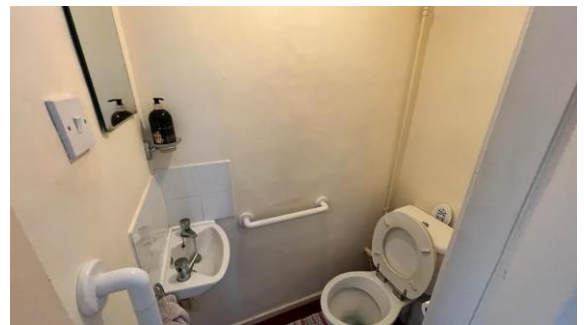
Laid to lawn with mature borders. Pedestrian access to the rear road.

### Agents Notes

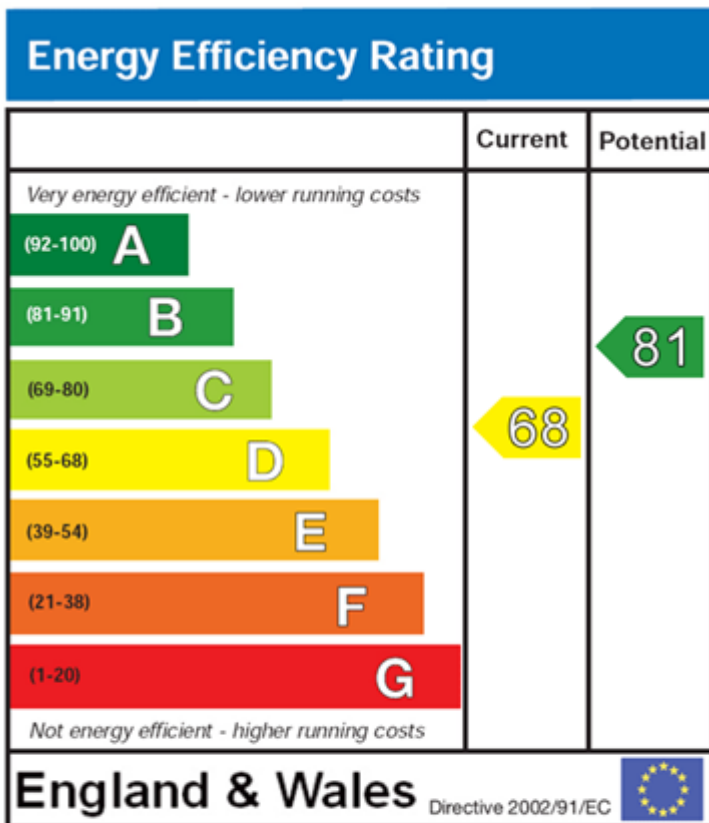
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These 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. 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.

### Tenure

We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

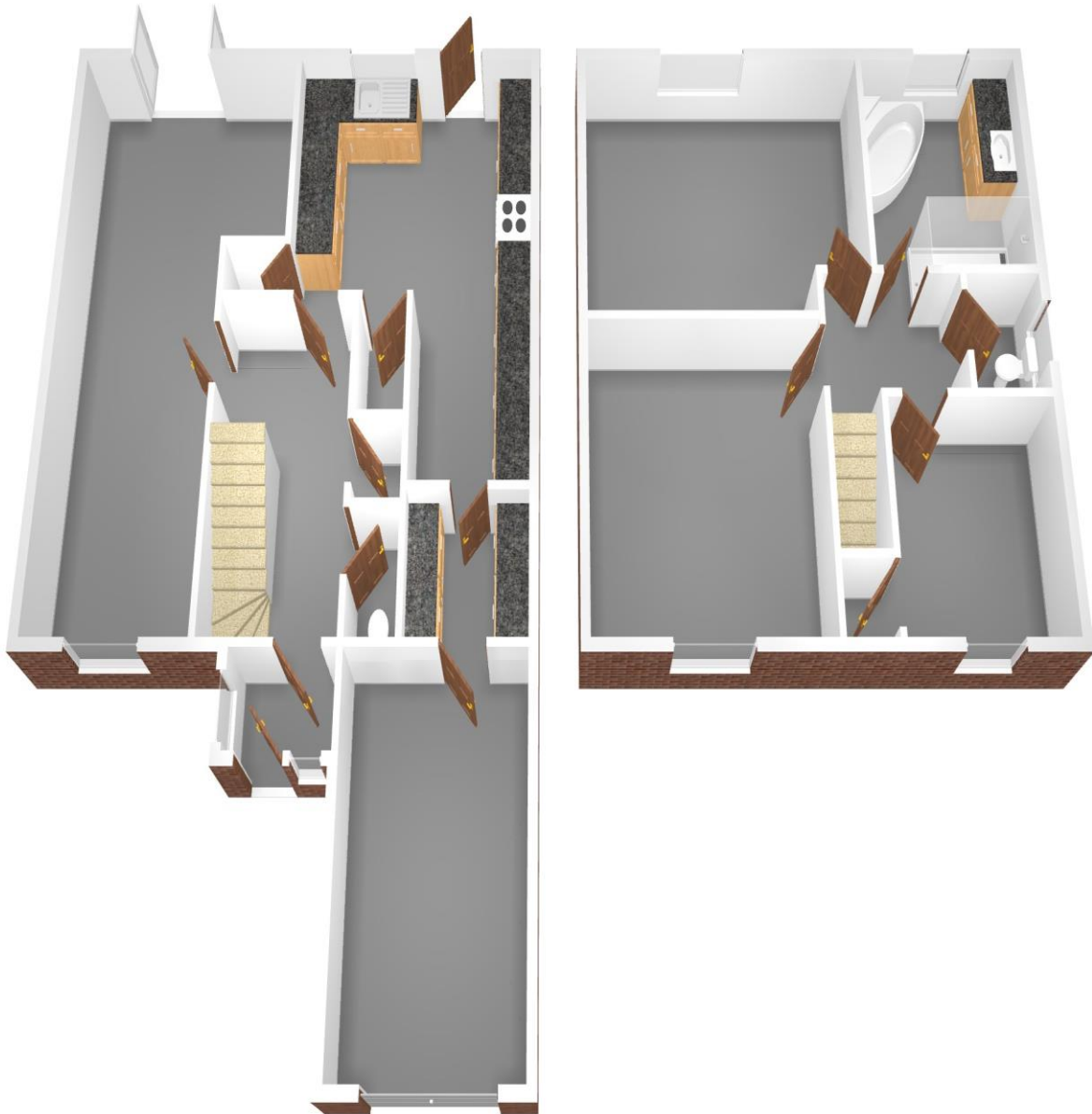


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**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.

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