



16 Joseph Creighton Close, Binley, Coventry, CV3 2QE

Asking Price £278,950



Three Bedroomed Detached
Overlooking Green to the Front
New roof & New Boiler
Refitted Kitchen & Refitted Bathroom
Double Garage & Hardstanding
Gas CH & UPVC Double Glazing
Cloaks with WC
Lounge & Separate Dining Room
Does require Redecoration

**uPVC double glazed door to:
Porch**

Door to cloaks and

Cloakroom

Low Level wc. Wall mounted hand wash basin. uPVC double glazed window to the side.

Lounge

5.56m (18' 3") approx. x 3.41m (11' 2") approx.

Central heating radiator. Wall mounted fire. uPVC double glazed window to the front.

Dining Room

3.71m (12' 2") approx. x 3.92m (12' 10") approx.

uPVC Double glazed sliding patio doors to the rear. Central heating radiator. Door to the front. Door to;

Kitchen

2.74m (8' 12") approx. x 3.7m (12' 2") approx.

uPVC double glazed window to the rear. uPVC double glazed door to the side. Ample fitted wall and base units with worktops over. Single drain stainless steel sink unit with mixer tap. Built in oven. Gas hob and extractor fan. Space for large fridge freezer.

Landing

with rooms off. Built in double wardrobe. uPVC double glazed window.

Bedroom One

3.0m (9' 10") approx. x 3.43m (11' 3") approx.

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



Bedroom Two

3.32m (10' 11") approx. x 2.61m (8' 7") approx.

Central heating radiator. Double wardrobe. uPVC double glazed window to the rear.



Bedroom Three

2.52m (8' 3") approx. x 2.42m (7' 11") approx.

Central heating radiator. uPVC double glazed window to the front.



Shower Room

1.48m (4' 10") approx. x 2.09m (6' 10") approx.

Refitted white suite. Low level wc. Pedestal hand wash basin. double shower cubicle and tray. Fully tiles walls and floor. uPVC double glazed window to the rear. heated chrome towel rail.



Gardens

To the Front - Laid to lawn with Conifers. Pedestrian Access to the rear garden. Overlooking green to the front. To The Rear - Rear vehicle access. Hardstanding. Double garage. Fenced to all sides. Double gates to the rear. Block paved 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 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 - Freehold

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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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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