

BELVOIR!

PAXTON ROAD, COVENTRY, CV6 1AG

£240,000 FREEHOLD

COUNCIL TAX B





Belvoir offer to market this wonderful three bedroom bay fronted terrace with spacious accommodation over two floors which has been fully modernised by the current owner.

The ground floor provides a spacious living/dining room with bay window to front, modern kitchen with high gloss units, flip and slide eye level oven & space for appliances with conservatory to rear with French doors opening to the garden. Three bedrooms are located on the first floor with two being double in size & complemented by a modern bathroom complete with panel bath & mains shower.

Externally you will find a block paved frontage offering off road parking for two vehicles with a fully enclosed garden to the rear which is mainly laid to lawn with a patio.

The property also benefits from being fully re-wired & enjoys newly installed windows & composite front door.

Viewing is advised to fully appreciate the accommodation on offer.

EPC Rating D



ENTRANCE HALL Double glazed composite door to front, two double glazed full length windows to front, laminate to flooring, stairs rising to first floor.

LOUNGE/DINER 25' 7" x 10' 11" (7.8m x 3.35m) Double glazed bay window to front, double glazed sliding doors to conservatory, laminate to flooring, two radiators, internet point, telephone point.

KITCHEN 13' 10" x 6' 2" (4.24m x 1.9m) Double glazed window to rear, double glazed door to rear. Kitchen comprising of wall and base high gloss units, granite effect work surfaces over, stainless steel sink with drainer, flip and slide electric eye level oven, four ring induction hob, plumbing for washing machine, space for dishwasher, non slip tiled flooring, part tiled walls, extractor fan.

CONSERVATORY 16' 6" x 10' 2" (5.03m x 3.10m) Double glazed windows to rear and side, double glazed French doors opening onto rear garden, laminate to flooring, radiator, built in storage.

FIRST FLOOR LANDING Carpet to flooring, loft access.

BEDROOM ONE 13' 10" x 10' 8" (4.23m x 3.27m) Double glazed bay window to front, carpet to flooring, radiator.

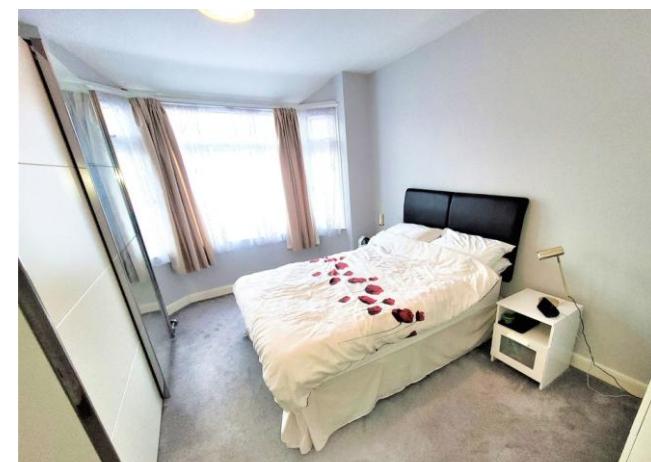
BEDROOM TWO 11' 4" x 10' 8" (3.46m x 3.27m) Double glazed window to rear, carpet to flooring, radiator, TV point.

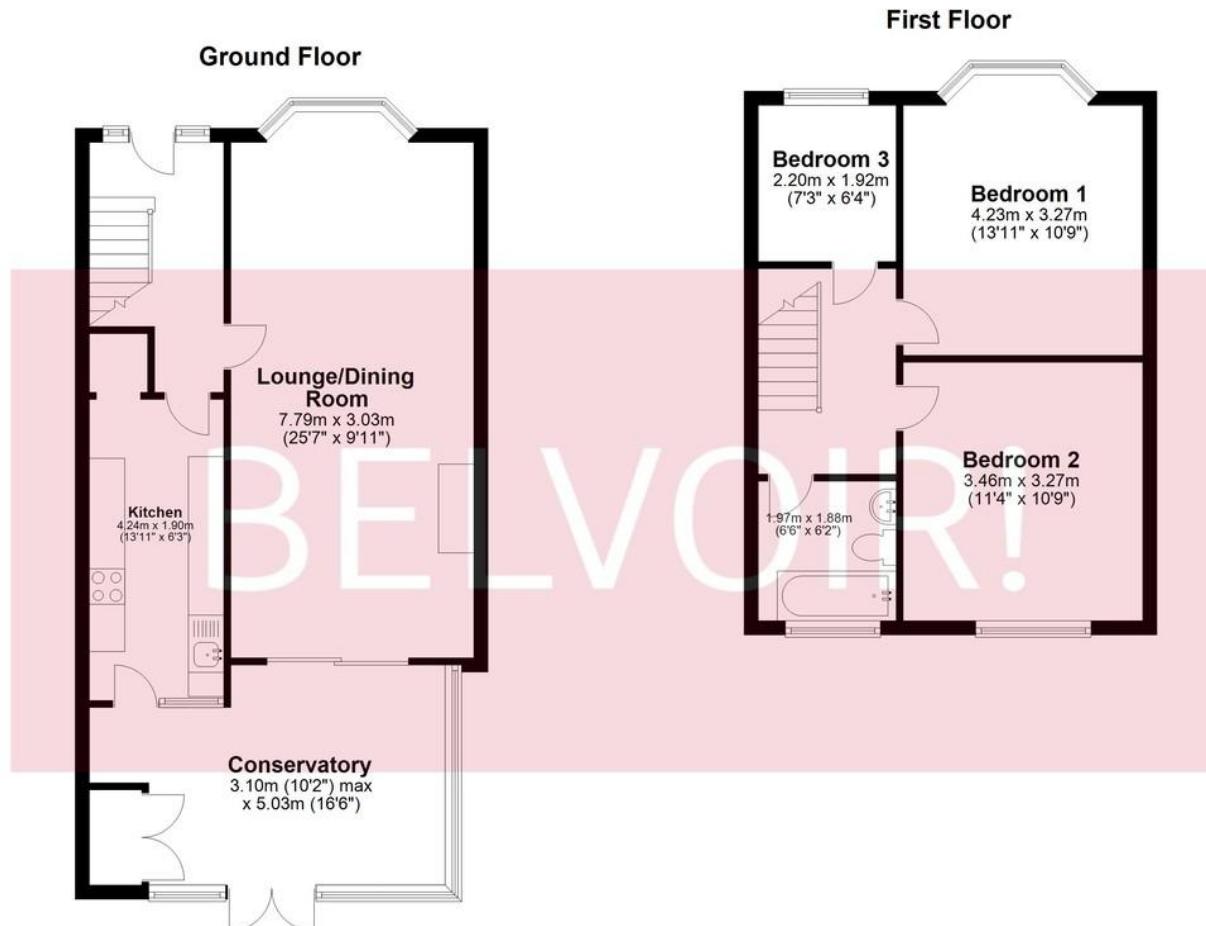
BEDROOM THREE 7' 2" x 6' 3" (2.20m x 1.92m) Double glazed window to front, carpet to flooring, radiator.

BATHROOM 6' 5" x 6' 1" (1.97m x 1.86m) Double glazed window to rear, panelled bath with mixer tap, mains shower over, low level WC, pedestal wash hand basin, tiled flooring, heated towel rail, fully tiled walls.

EXTERNAL Front - Block paved frontage, off road parking.

Rear - Fully enclosed rear garden, mainly laid to lawn, mature borders, wooden shed, gate to rear.





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.



Energy Efficiency Rating

