



3 Ernsford Avenue, Stoke, Coventry, CV3 1BT

Asking Price Offers in Excess of £215,000



THREE BEDROOM DOUBLE BAYED TERRACE HOUSE
DIRECT ACCESS DRIVE
THROUGH LOUNGE
FITTED KITCHEN
FIRST FLOOR BATHROOM
UPVC DOUBLE GLAZED WINDOWS
GAS CENTRAL HEATING
FRONT AND REAR GARDENS

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

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

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

UPVC double glazed door to:

Hallway

With stairs off to the first floor, central heating radiator, doors to lounge and kitchen:

Kitchen

6.52m (21' 5") x 1.94m (6' 4")

Ample wall basin, work tops over, space for cooker. Plumbing space for automated washing machine, single drain stainless steel sink unit and mixer tap, tiled floor, partially tiled walls, central heating radiator, UPVC double glazed window to the side and rear, UPVC double glazed door to the side.

Lounge

3.43m (11' 3") x 4.07m (13' 4") (into bay)

UPVC double glazed bay window to the front, central heating radiator, feature fireplace surround.

Archway to:

Dining room

Double doors to the kitchen, central heating radiator, UPVC patio doors to the rear garden.

Landing

All rooms off

Bedroom One

3.99m (into bay) (13' 1") x 3.69m (12' 1")

UPVC double glazed bay window to the front, central heating radiator, Two built in mirror fronted wardrobes.

Bedroom Two

3.74m (12' 3") x 2.87m (9' 5") to wardrobes

Two built in wardrobes into the alcoves to either side of chimney breast, central heating radiator, UPVC double glazed window to the rear.

Bedroom Three

2.04m (6' 8") x 2.34m (7' 8")

UPVC double glazed window to the front, central heating radiator.

Bathroom

White suite- Low level WC, pedestal hand wash basin, panelled bath with shower and screen over, UPVC double glazed window to the rear, central heating radiator, fully tiled walls.



3 Ernsford Avenue, Stoke, Coventry, CV3 1BT

Front

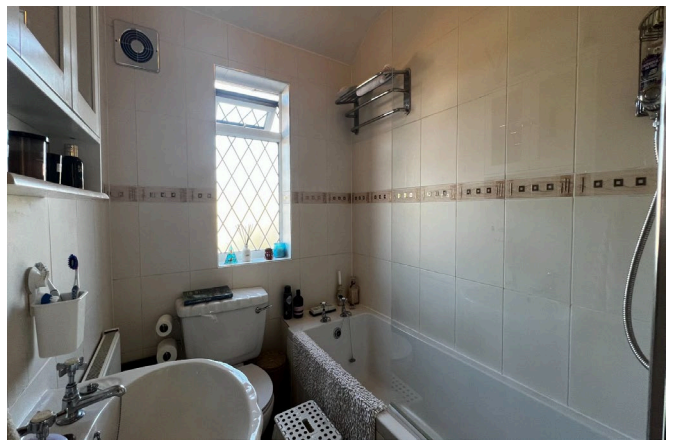
Direct access drive and parking.

Rear

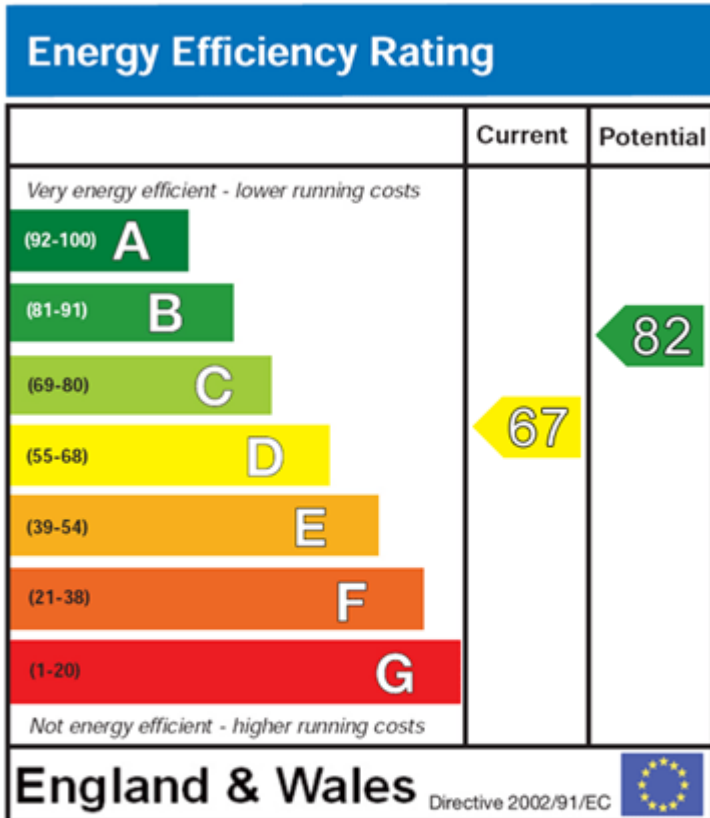
Paved rear- fenced to all sides and rear, brick storage shed.

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.

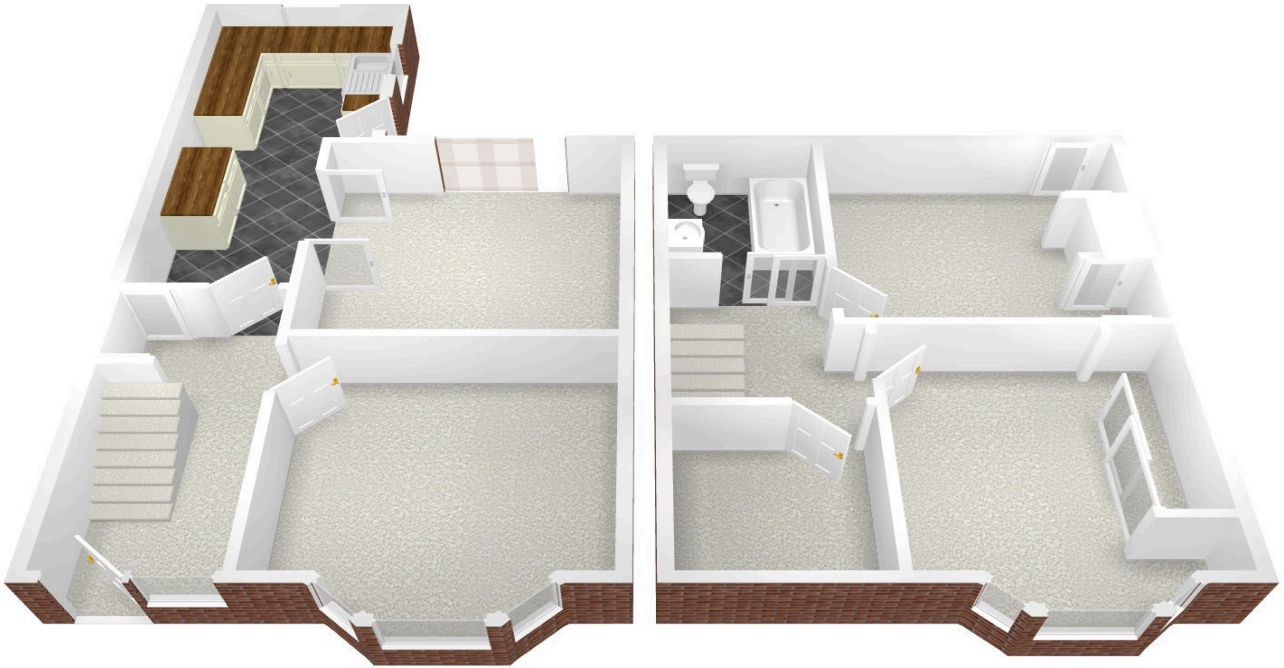


3 Ernsford Avenue, Stoke, Coventry, CV3 1BT



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.

3 Ernsford Avenue, Stoke, Coventry, CV3 1BT



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.