



6 Branksome Road, Coundon, Coventry, CV6 1FX

Asking Price £320,000



A THREE BEDROOM DOUBLE BAYED TERRACE HOUSE
SITUATED IN THIS POPULAR LOCATION
WITH NEARBY SCHOOLS
MODERN KITCHEN/DINING AREA
GROUND FLOOR UTILITY/CLOAKROOM
THREE BEDROOMS
FIRST FLOOR BATHROOM
DIRECT ACCESS TO DRIVE AND OFF ROAD PARKING
REAR ACCESS TO GARAGE
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING

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.

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Ground Floor

Entrance Porch

recess Porch with single glazed door and side panels into:

Hall

Stairs leading off to the first floor. Understairs cupboard. Central heating radiator. Doors to Kitchen and :

Lounge

3.6m (11' 10") approx (3.02m (9' 11") min) x 8.13m (26' 8") approx into bay

UPVC double glazed bay window to the front. Two Central heating radiators. Inset feature fireplace. Double doors to Dining Room:

Kitchen with open plan to dining area

2.04m (6' 8") approx x 4.15m (13' 7") approx

Modern style kitchen with ample fitted wall and base gloss units with worktop over. Single sink unit with mixer tap. Built-in oven, hob with extractor fan over. Space for fridge freezer. Breakfast bar. Door into Utility/cloakroom. Open plan to Dining Area: 4.54m (14' 11") approx x 2.54m (8' 4") approx UPVC double glazed door to the rear garden. Central heating radiator.

Utility/Cloakroom

Plumbing and space for automatic washing machine and space for a domestic appliance with worktop over. Vanity sink unit, low-level WC. Wall-mounted boiler. UPVC double-glazed door to the rear.

First Floor

Landing

With all rooms leading off. Central heating radiator. Access to the loft

Bedroom 1

4.27m (14' 0") approx into bay x 3.22m (10' 7") approx

UPVC double glazed bay window to the front. Central heating radiator. Built in wardrobes comprising: 2 mirror fronted double wardrobes with cupboard over and single cupboard over recess.



Bedroom 2

3.19m (10' 6") approx x 3.55m (11' 8") approx
UPVC double glazed window to the rear. Central heating radiator.

Bedroom 3

1.78m (5' 10") approx x 2.27m (7' 5") approx
UPVC double glazed window to the front. Central heating radiator.

Bathroom

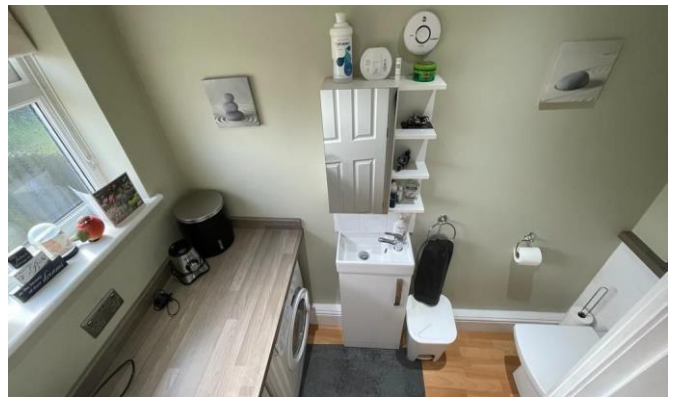
1.92m (6' 4") approx x 1.7m (5' 7") approx
White suite comprising: built-in vanity sink unit, and WC with black gloss top. P-shaped bath with shower and rail over. Fully tiled walls and floor. heated towel rail. UPVC double glazed window to the rear.

Gardens

Front garden: Direct access to Block paved Drive
Rear Garden: Laid to lawn. Fenced to both sides.
Rear Access to Garage with pedestrian access to side of the garage.

AGENTS NOTES

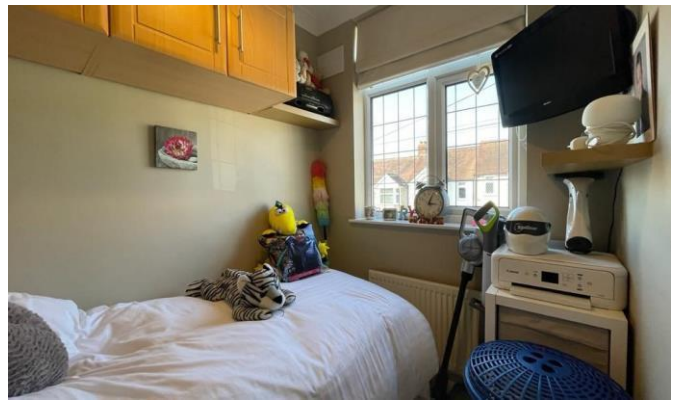
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for 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. (4) 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. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



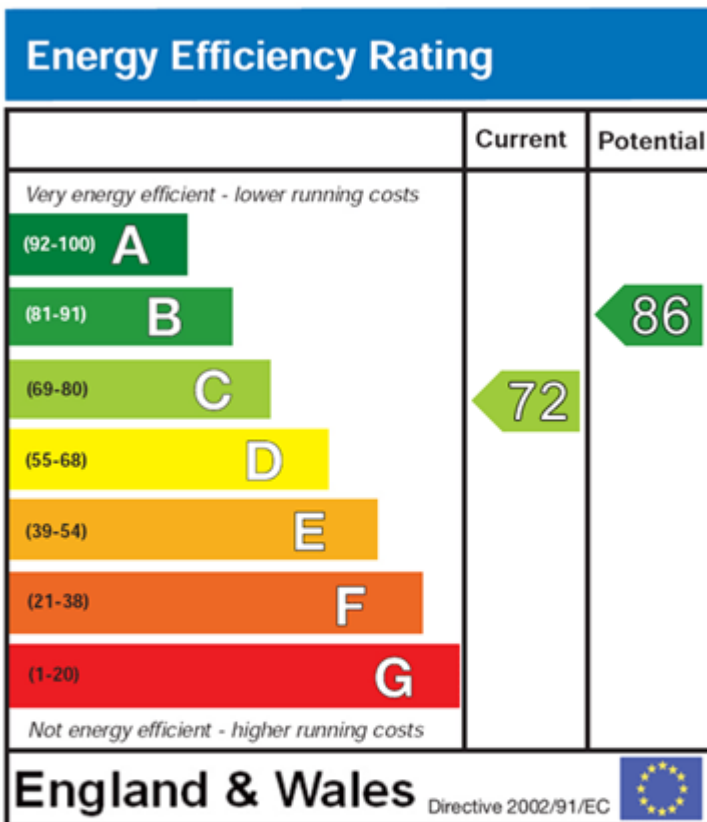
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TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has 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.

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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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