



84 Hawthorne Lane, Tile Hill, Coventry, CV4 9PB

Asking Price £230,000



Mid Terrace House
Three Bedrooms
UPVC Double Glazing and Gas Central Heating
Through Lounge/Dining Room
Fitted Kitchen
Utility Room
Gardens Front and Rear
Rear Access to Garage

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

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Accommodation Comprises

Ground Floor

UPVC Double glazed door into:

Porch

Seating area with mirror above and cupboard with meters

Open Plan Lounge/Diner

25'4" (7m 72cm) approx x 15'10" (4m 82cm) approx narrowing to 8'4" (2m 54cm)

Stairs with cupboard under. Door into Kitchen
Double glazed bay window with shelf. Two central heating radiators. Feature fireplace with coal effect gas fire with back boiler and side plinth. Archway and Step up into Dining Area: Dining Area - UPVC Double glazed window. Central heating radiator

Kitchen

9'8" (2m 94cm) approx x 6'5" (1m 95cm) approx
Ample wall and base units with work surfaces over. Tiled walls. Gas hob and built-in oven. Single glazed door to:

Utility

8'6" (2m 59cm) approx x 6'5" (1m 95cm) approx
UPVC double glazed window. Intergrated fridge/freezer. Space for automatic washing machine. UPVC double glazed door to the rear garden.

First Floor

Landing

Airing cupboard. Loft access with ladder. Doors to all rooms:

Bedroom 1

11'10" (3m 60cm) approx x 10'0" (3m 4cm) approx
UPVC Double Glazed window. central heating radiator. Coving. Built-in wardrobe

Bedroom 2

11'8" (3m 55cm) approx x 10'1" (3m 7cm) approx
UPVC double glazed window. Central heating radiator. Built-in wardrobe



Bedroom 3

6'9" (2m 5cm) approx x 8'3" (2m 51cm) approx UPVC double glazed window. Central heating radiator. Built-in cupboard

Bathroom

White suite comprising: White bath with panel, shower over and shower screen. White WC. White pedestal wash hand basin. Fully tiled walls. Chrome heated towel rail. Spot lights to ceiling.

Gardens

Front garden: Grass area with side path and borders. Rear Garden: Slabbed small patio area and side path. Shrub border. Raised patio area with decking and pebbles. Fencing to one side and half fencing above wall to one side. Garage to rear with side pedestrian access to 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. (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.

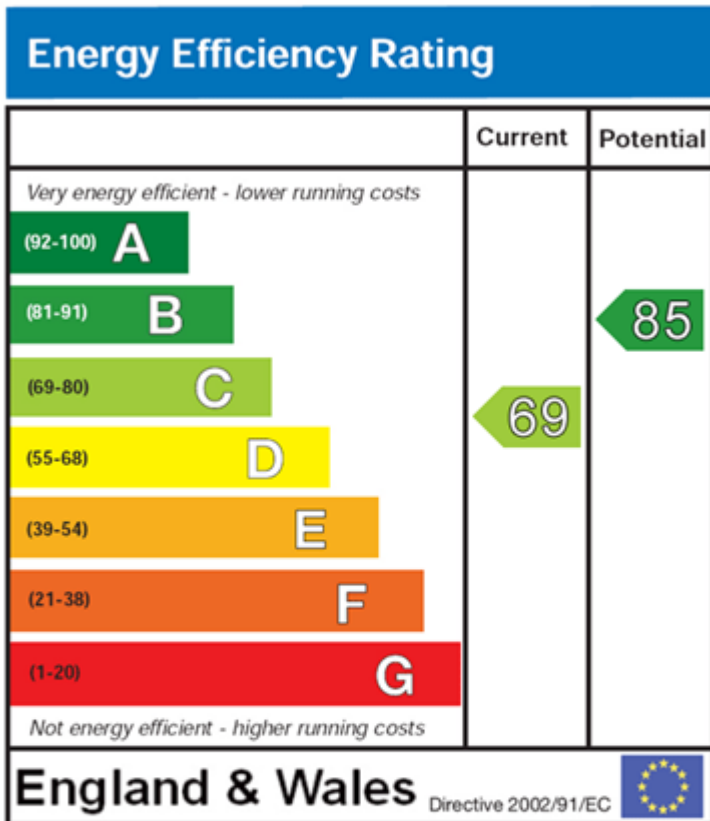
TENURE - FREEHOLD

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.



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.