



2 Deerdale Terrace, Binley, Coventry, CV3 2JW

Asking Price £192,500



Three Bedroom Mid Terrace House

Good size Lounge

Kitchen/Diner

Gas Central Heating

UPVC Double glazing

First Floor bathroom

Garage in Block to Rear

Ground Floor

Entrance Porch

UPVC double glazed door and side

Lounge

3.69m (12' 1") approx x 4.05m (13' 3") approx

Stairs off to the first floor. Feature fireplace and coal effect fire insert. Central heating radiator. UPVC double glazed window to the front



Kitchen/Diner

2.74m (8' 12") approx x 4.87m (15' 12") approx

Kitchen - Tiled floor. UPVC double window to the rear. Ample wall and base units with worktops over. Built in oven and hob with extractor fan over. Plumbing and space for automatic washing machine. Diner - UPVC double glazed window to the rear. Central heating radiator. Built in cupboard housing boiler. UPVC double glazed door to the rear garden



First Floor

Landing

All rooms leading off. Loft Access

Bathroom

White suite comprising: Panelled bath with shower screen and shower over. Pedestal wash hand basin, WC. Fully tiled walls. Tiled floor. Central heating radiator. UPVC double glazed window to the rear



Bedroom 1

2.78m (9' 1") approx x 3.82m (12' 6") approx

UPVC double glazed window to the front. central heating radiator

Bedroom 2

2.77m (9' 1") approx x 2.66m (8' 9") approx

UPVC double glazed window to the rear. Central heating radiator

Bedroom 3

2.05m (6' 9") approx x 3.0m (9' 10") approx

UPVC double glazed window to the front. Central heating radiator



Gardens

Front: Stoned front with side borders to front and sides

Rear: Paved rear with bedding area. Fencing to side and rear with rear pedestrian access to Garage

situated in block.

Agents Notes

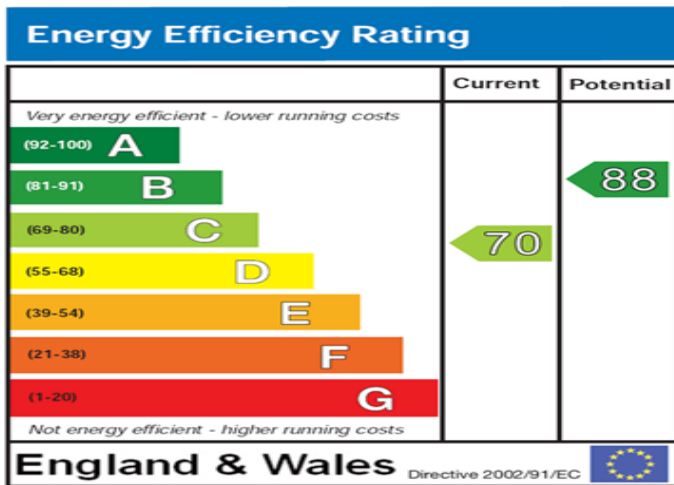
Agents Notes While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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

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.



2 Deerdale Terrace, Binley, Coventry, CV3 2JW



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.

2 Deerdale Terrace, Binley, Coventry, CV3 2JW



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.

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