 **3**
Bedrooms

 **2**
Bathrooms



****LARGE THAN AVERAGE CORNER PLOT**DETACHED GARAGE/WORKSHOP**EXPIRED PLANNING FOR AN EXTENSION**SOUTH FACING GARDEN**NO CHAIN**** Suttons are proud to offer for sale a three double bedroom semi-detached dormer bungalow in the highly desirable area of Eastern Green.

Briefly comprising of an entrance hallway with three storage cupboards, a modern fully tiled bathroom with an electric shower, a fitted kitchen with oven, electric hob, and space for appliances, a lounge/diner with French doors opening onto the south-facing patio area, two ground floor double bedrooms with one benefitting from built-in storage. Rising to the first floor is a landing with two storage areas, a bathroom with an electric shower, and a third double bedroom. Outside there is a larger-than-average south-facing rear garden. Brick-built garage/workshop with an electric door, along with a driveway providing off-road parking with a secure electric gate. Other features include double glazing, gas central heating, an expired single-story extension from 2019, and no onward chain.

Good to know:

Probate has been applied for in late May – this may take 16 weeks to be granted.

No onwards chain.

EPC – D.

Council Tax band – C - £1943.

Measurements in foot.

Entrance hallway – 3 storage cupboards

Bathroom – 5.78 x 5.05

Bedroom 1 – 11.67 x 10.95

Bedroom 2 – 10.56 x 10.55 (max)

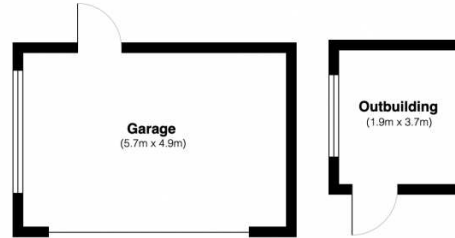
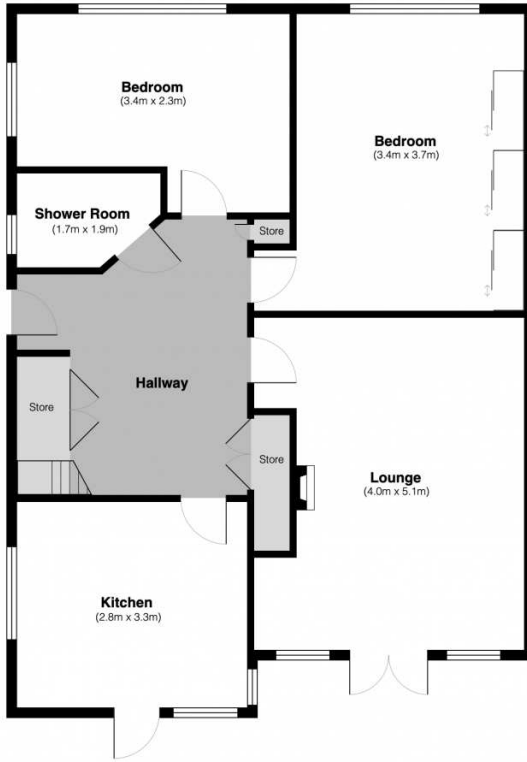
Kitchen – 10.48 x 8.73

Lounge – 17.21 x 12.66

Bedroom 3 (1st floor) – 12.83 x 15.08 (max)

Shower Room

Eves storage - boiler location



Total Area: Approx 98sqm

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Address: Lower Eastern Green Lane, Eastern Green, Coventry, C

