



21 Gainford Rise, Binley, Coventry, CV3 2RH

Asking Price £395,000



**DETACHED FOUR BEDROOM HOUSE
SPACIOUS LOUNGE
KITCHEN/DINER
GROUND FLOOR CLOAKROOM
FIRST FLOOR FAMILY BATHROOM
UPVC DOUBLE GLAZED & GAS CENTRALLY HEATED
REAR GARDEN
DRIVEWAY WITH SIDE ACCESS TO GARAGE**

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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

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Front

Blocked pave drive with lawn and ample parking leading to brick garage and side gate to garden.

UPVC Double glazed door and side panel: Hallway

Stairs off to the first floor, central heating radiator, understairs cupboard. Doors to lounge, cloaks and Kitchen/Diner.

Kitchen/Diner

3.13m (10' 3") approx. x 4.72m (15' 6") approx
Ample wall and base units with work tops over. Built in oven hob and extractor.. 1 1/2 Bowl stainless steel sink unit and mixer tap, plumbing space for a washing machine. Built in fridge/freezer. Wall mounted boiler. UPVC Double glazed window to the front and side UPVC Double glazed door and window. Central heating radiator. Door and window to:

Lounge

6.17m (20' 3") approx. x 3.57m (11' 9") (max) 2.9m (9' 5" min) approx

Two Central heating radiators, UPVC Double glazed window to the rear, UPVC Double glazed patio doors to the rear.

Cloakroom

1.43m (4' 8") approx. x 1.87m (6' 2") approx

UPVC Double glazed window to the front, wall mounted heater, Low level WC, Pedestal wash hand basin.

Landing

All rooms off:

Bedroom One

3.53m (11' 7") approx. x 3.47m (11' 5") approx

UPVC Double glazed window to the rear. Central heating radiator. Built in bedroom furniture - 2 double and 1 single wardrobe and a further 1 double and 1 single wardrobe and drawer unit.

Bedroom Two

2.92m (9' 7") approx. x 2.21m (7' 3") approx

UPVC Double glazed window to the front, Central heating radiator.



Bedroom Three

3.20m (10' 6") approx x 2.46m (8' 1") approx
UPVC Double glazed window to the front, Central heating radiator.



Bedroom Four

2.59m (8' 6") approx. x 2.51m (8' 3") approx
UPVC Double glazed window to the rear, Central heating radiator, built in cupboard.

Bathroom

White suite comprising - Panelled bath with shower over, vanity sink unit with WC and hand wash basin.
UPVC Double glazed window to the side, heated towel rail, fully tiled walls.



Rear Garden

Paved patio then laid to lawn with side borders.
Fenced to side and rear pedestrian access to the side.

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.



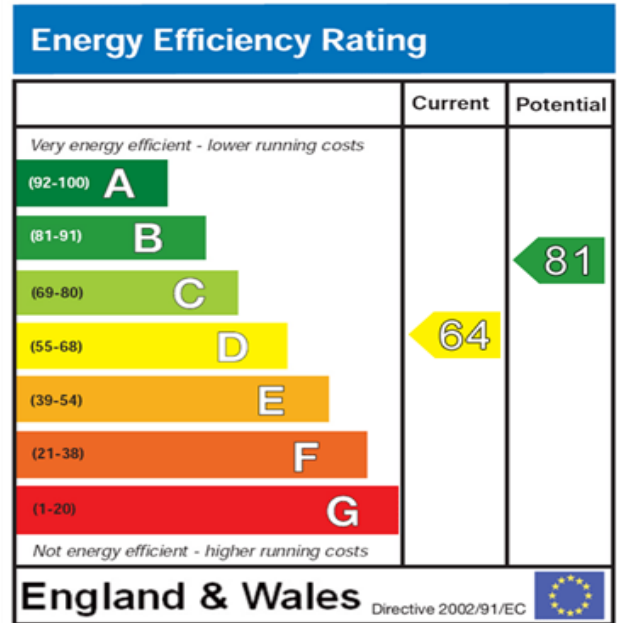
TENURE - FREEHOLD

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.

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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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