



## 19 Monks Road, Stoke, Coventry, CV1 2BZ

Asking Price £215,000



A THREE/FOUR BEDROOM MID TERRACE HOUSE  
CLOSE PROXIMITY TO COVENTRY UNIVERSITY AND CITY CENTRE  
IDEAL INVESTMENT OPPORTUNITY  
THREE BEDROOMS AND POSSIBLE 4TH GROUND FLOOR  
GROUND FLOOR SHOWER ROOM AND 2ND FLOOR BATHROOM  
LOUNGE AND POSSIBLE 2ND RECEPTION/4TH BEDROOM  
REAR GARDEN  
CURRENTLY LET @ £1200 PCM UNTIL APRIL 2024

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto: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

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### Accommodation Comprising

uPVC double glazed door to:

#### Hall

Laminate floor. Central heating radiator. Door to Lobby. Door to:

#### 4th Bedroom/2<sup>nd</sup> Reception Room

8'1 (2.44 M) approx. x 11'5 (3.35 M) approx.

uPVC double glazed window to the front. Central heating radiator. Built in double wardrobe.

#### Lobby

With stairs off to the first floor. Laminate floor. Door to:

#### Lounge

UPVC double glazed window to the rear. Central heating radiator. Understairs cupboard housing meters. Door into:

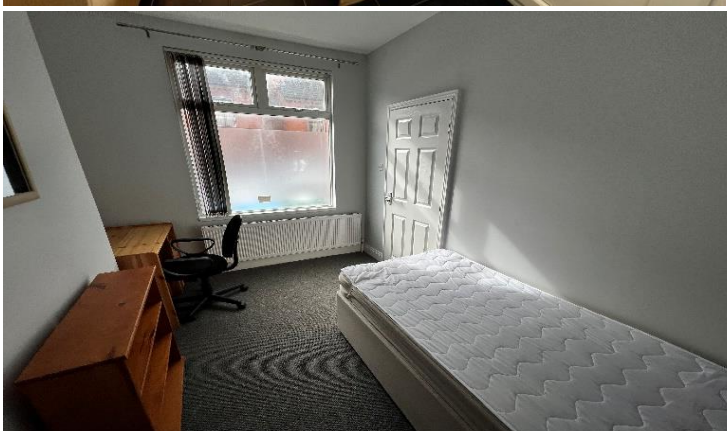
#### Kitchen

12'8 approx. x 6'5 approx.

Fitted with ample wall and base units with work surfaces over. Built in gas hob with extractor fan over. Electric oven. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor. Wall mounted boiler. Space for fridge/freezer. Plumbing and space for automatic washing machine. uPVC double glazed door and window to the side. Door to:

#### Shower Room

Fitted suite comprising of corner shower cubicle with shower. Low level wc and pedestal wash hand basin. Chrome heated towel rail. Fully tiled walls and floor. uPVC double glazed window to the side.



## First Floor

### Landing

Built in cupboard. Doors to Bedrooms 1 & 2. Stairs off to the second floor.

### Bedroom 1

11'8 (3.35 M) approx. x 11'3 (3.35 M) approx.

uPVC double glazed window to the front. Built in double wardrobe. Central heating radiator. Access to the loft.



### Bedroom 2

10'2 (3.05 M) approx. x 9'9 (2.74 M) approx.

uPVC double glazed window to the rear. Built in double wardrobe. Central heating radiator.



## Second Floor

### Landing

Doors to Bedroom 3 and:

### Bathroom

Refitted traditional white suite comprising of panelled bath with shower over. Low level wc and pedestal wash hand basin. Fully tiled walls and floor. Central heating radiator.



### Bedroom 3

11'8 (3.35 M) max. x 7'2 (2.13 M) min. uPVC double glazed window to the rear. Central heating radiator. Built in double wardrobe.



## Exterior

### Gardens

Front - Paved with low wall. Rear - Paved with wall to side and rear. Pedestrian access to the rear.

### 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.

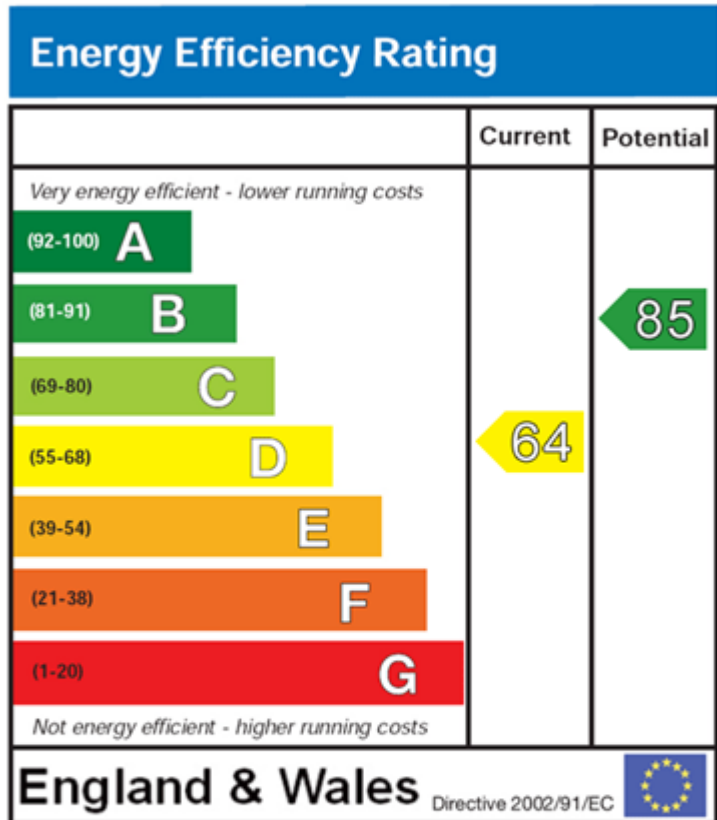
(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

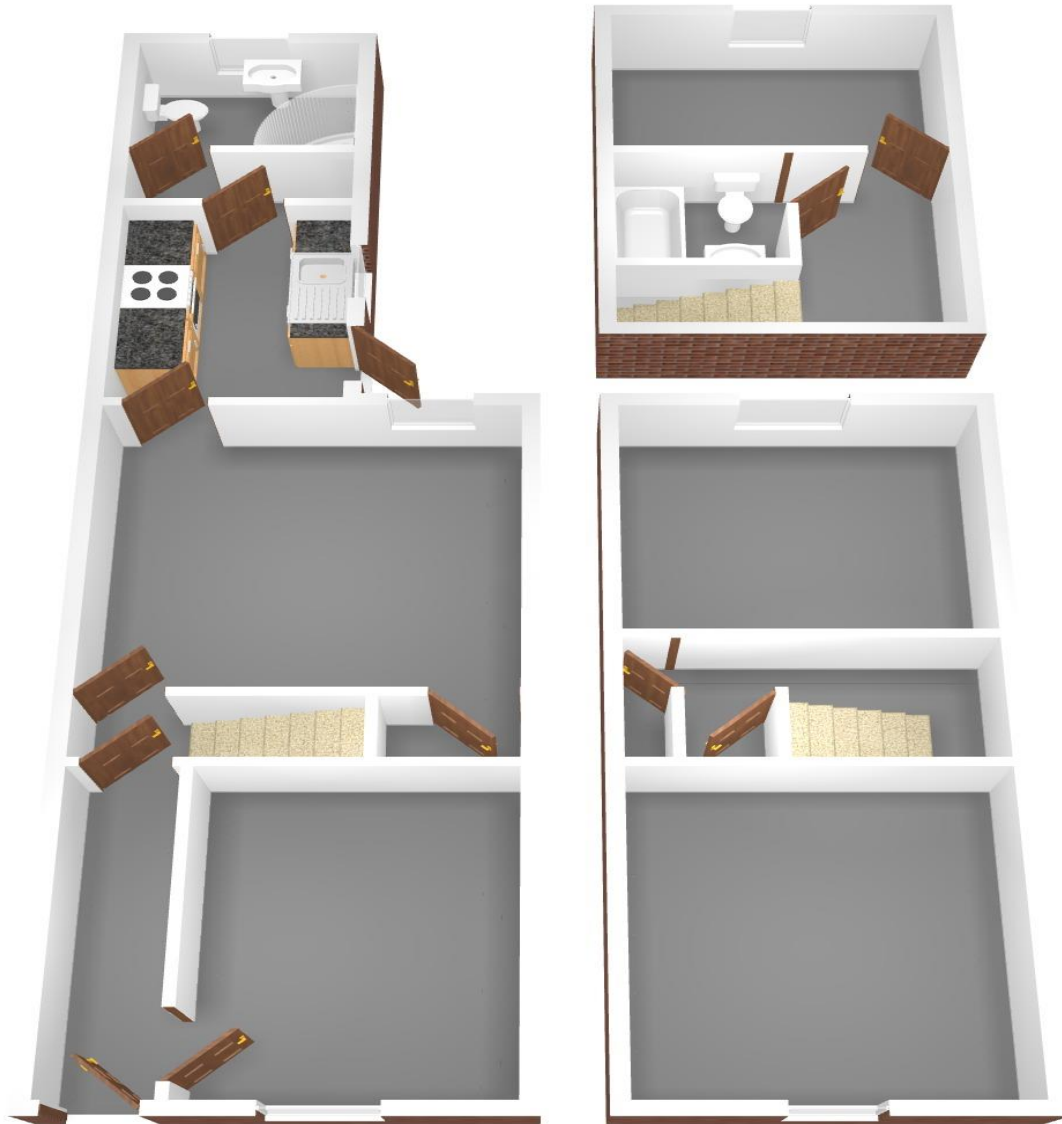
(5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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.

**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.

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