



80 Lime Tree Avenue, Tile Hill, Coventry, CV4 9FD

Asking Price £220,000



A Double Bayed Semi-Detached House
Three Bedrooms over Two floors
Popular residential location with local amenities close by
Lounge
Kitchen through to Dining Room
Two Bedrooms to the First Floor
Second Floor with Third Bedroom
Off Road Parking to the Front
Rear Garden
No Chain

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.

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Accommodation Comprises

Ground Floor

UPVC double glazed door into small hallway. Stairs to the first floor. Doors leading to Lounge, Kitchen/Diner.

Lounge

3.85m (12' 8") approx into the bay x 2.06m (6' 9") approx

UPVC double glazed bay with to the front. Gas Central heating radiator. Dado rail.



Kitchen

3.50m (11' 6") approx x 2.06m (6' 9") approx

Fitted White Ample wall and base units with work top over. Single drainer sink unit with mixer tap. Space for electric cooker, space for 3 domestic appliances. Aluminum Double glazed window to the rear. UPVC double glazed window to the side. UPVC double glazed Door to the Rear garden. Archway through to:



Dining Room

3.55m (11' 8") approx x 3.25m (10' 8") approx

Door into Kitchen. UPVC double glazed window to the Rear. UPVC Double glazed window to the side. Central heating radiator. Understairs cupboard.



First Floor

Stairs leading to the Second Floor

Bedroom 1

2.93m (9' 7") approx into the bay x 3.2m (10' 6") approx

UPVC double glazed bay window to the front. Central heating radiator. Storage cupboard and boiler



Bedroom 2

3.3m (10' 10") approx x 2.4m (7' 10") approx

Aluminium double glazed window to the rear and side. central heating radiator.

Bathroom

1.65m (5' 5") approx x 2.0m (6' 7") approx

White suite comprising: White panelled bath with shower over. Wash hand basin with vanity unit. WC. heated Chrome towel rail. Tiled walls and floors. Aluminium Double glazed window to the side.



Second Floor

Loft Bedroom 3

2.4m (7' 10") approx x 2.54m (8' 4") approx.

Central heating radiator. Storage shelves and cupboard/wardrobe. UPVC double glazed window to the side.

Outside

Gardens

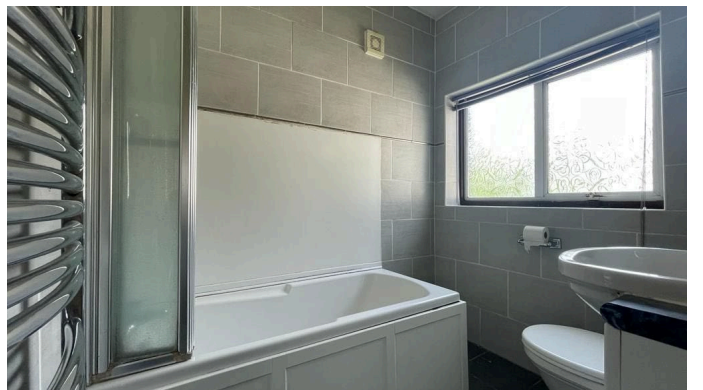
Front Garden: Block paving to the front providing off road parking. Drive leading to garage Rear Garden: Laid to lawn. fenced to 3 sides. Hardstandin/Patio Area.

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.

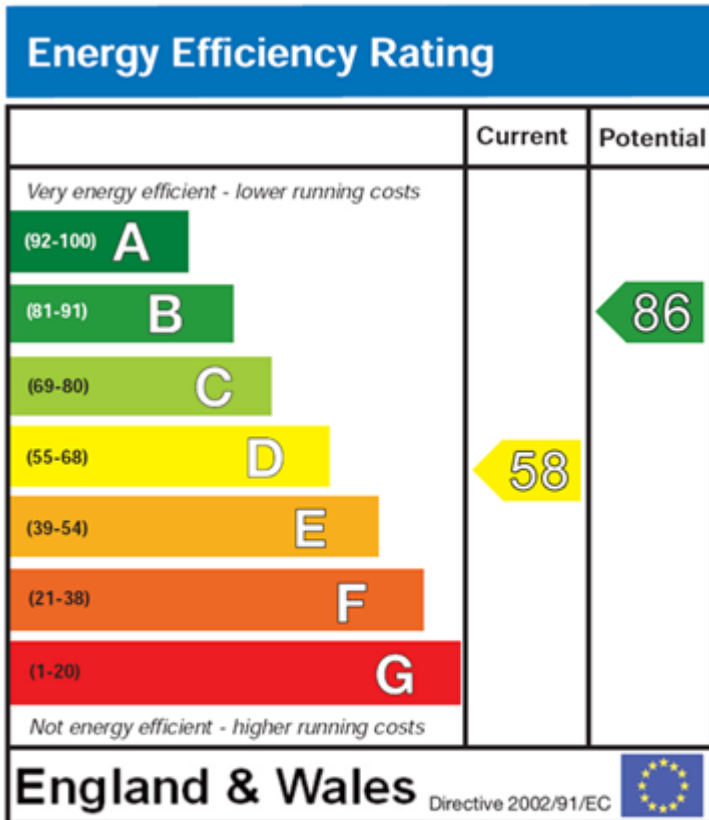
TENURE - FREEHOLD

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.



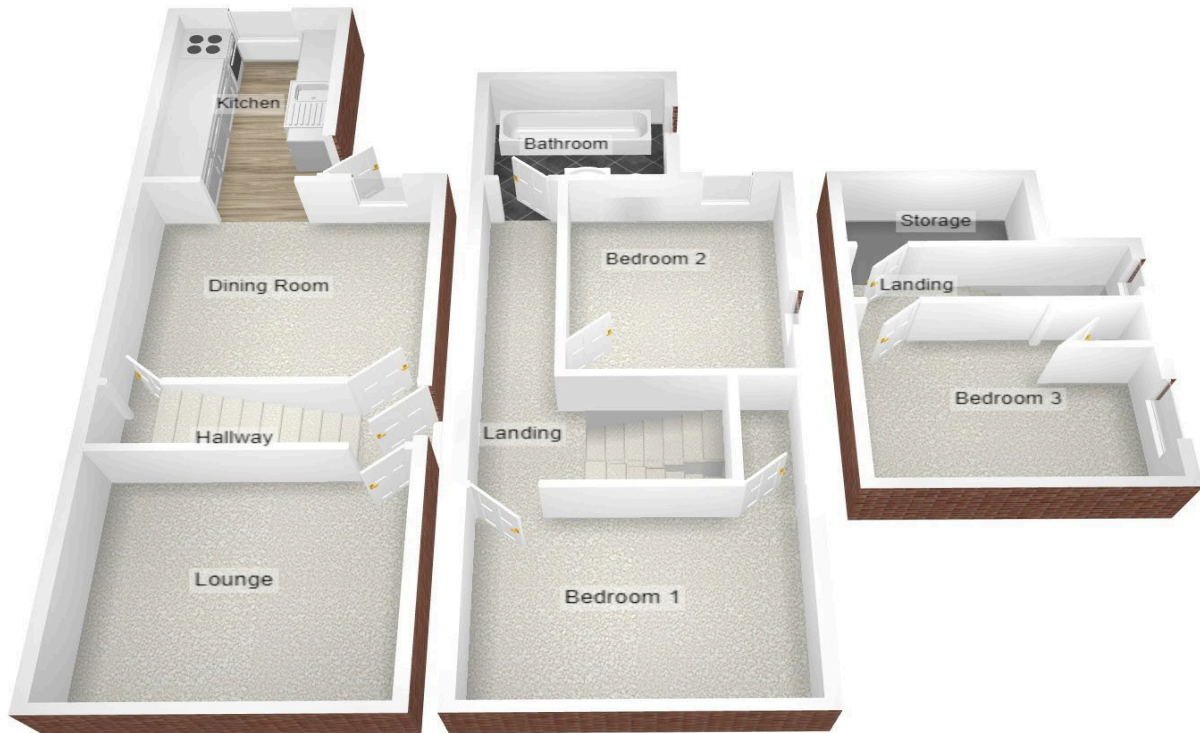
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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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