



64 William Bristow Road, Cheylesmore, Coventry, CV3 5LR

Asking Price £270,000



Three Bedroom Semi-Detached House
Situating to the popular South side of Coventry
Good Size Lounge
Fitted Kitchen
Downstairs cloakroom with WC
First Floor Three Bedrooms
Fitted Family Bathroom
UPVC Double Glazing and Gas Central Heating
Rear Access to Garage
Block Paved Gardens to Front and Rear

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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 and window to

Hall

Stairs off to the first floor. Central heating radiator.
Doors to Lounge, Kitchen and

Cloakroom

White WC. White sink with vanity unit below. Fully
Tiled walls. UPVC double glazed window to the front.

Kitchen

2.86m (9' 5") approx x 3.62m (11' 11") approx
Fitted White ample wall and base units with worktops
over. Space for gas cooker, space for 2 domestic
appliances. 1 1/2 bowl stainless steel sink unit.
plumbing and space for dishwasher and washing
machine. Understairs cupboard. Tiled floor.

Lounge

4.69m (15' 5") approx x 4.97m (16' 4") approx
Feature coal effect gas fire and surround. 2 x central
heating radiators. UPVC double glazed window to
the rear. UPVC double glazed patio doors to the
Conservatory.

Conservatory

2.92m (9' 7") approx x 4.86m (15' 11") approx
UPVC Double glazed windows and UPVC double
glazed French doors to the Rear Garden. Central
heating radiator.

First Floor

Landing

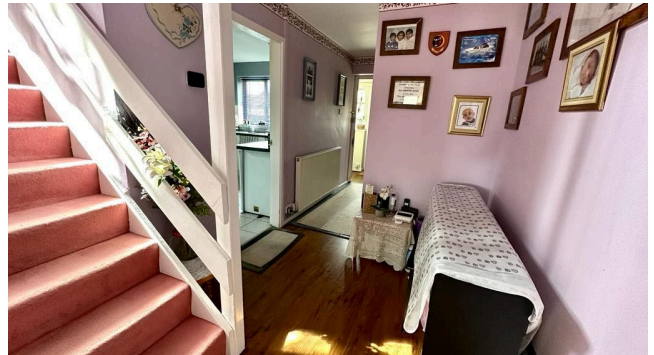
Central heating radiator. UPVC Double glazed
window to the side. Doors to all rooms.

Bedroom 1

4.75m (15' 7") approx x 2.82m (9' 3") approx
UPVC Double glazed window to the rear. Central
heating radiator. Over stairs cupboard.

Bedroom 2

2.13m (6' 12") approx x 3.75m (12' 4") approx
Central heating radiator. UPVC Double glazed
window to the rear. Built in cupboard



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Bedroom 3

3.58m (11' 9") approx x 2.8m (9' 2") approx
Central heating radiator. UPVC Double glazed window to the front. Over stairs cupboard



Bathroom

Fitted White suite comprising: Panelled bath with shower over and shower screen. Low level WC. pedestal wash hand basin. Central heating radiator. Fully Tiled walls and floor. Built in cupboard. UPVC Double glazed window to the front.



Gardens

Front Garden: being block paved. Fenced to the sides and side pedestrian access via gate.

Rear Garden: Block paved with pedestrian access via gate. Fenced to both sides. Access to Detached Garage.

Garage

Direct Access from the Rear via Rose Green Close. Two garage up and over doors to Garage.



AGENTS NOTES

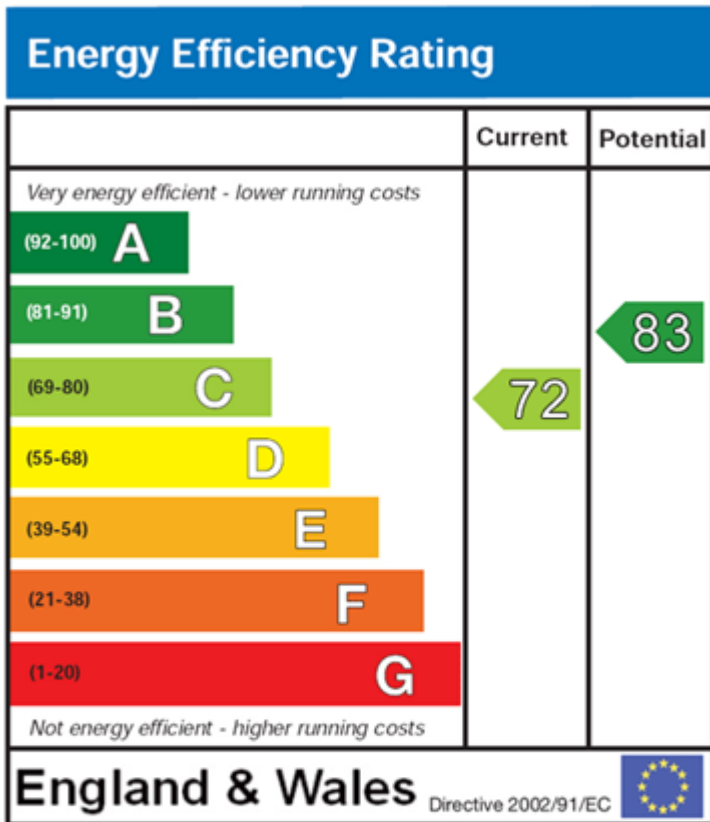
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TENURE - FREEHOLD

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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.



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.