



## **37 Craven Avenue, Binley Woods, Coventry, CV3 2JJ**

Offers in Excess of £325,000



**TWO BEDROOM DETACHED BUNGALOW  
SOUGHT AFTER LOCATION  
IN NEED OF FULL MODERNISATION  
LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING  
GOOD SIZE REAR GARDEN  
NO CHAIN**

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## Accommodation Comprising

### Porch

Single glazed French doors to small porch. Single glazed door to:

### Hallway

Central Heating radiator, Built in cupboard, access to loft room.

### Kitchen

9'6" (2m 89cm) x 8'8" (2m 64cm)

Central heating radiator, UPVC Double glazed window, sink unit, Gas centrally heated boiler, UPVC Double glazed door to UPVC Double glazed porch. Door to:

### Lounge

20'4" (6m 19cm) x 11'0" (3m 35cm)

Hardwood Double glazed patio doors to rear garden. Central heating radiator, Two UPVC Double glazed windows.

### Bedroom One

12'8" (3m 86cm) x 10'0" (3m 4cm)

UPVC Double glazed window, Central heating radiator.

### Bedroom Two

12'8" (3m 86cm) x 10'0" (3m 4cm)

UPVC Double glazed, Central heating radiator.

### Bathroom

White Suite, Bath (no panel) with mixer tap and shower over, pedestal close coupled WC. Central heating radiator, fully tiled walls, UPVC Double glazed window.

### Loft area

11'9" (3m 58cm) x 10'8" (3m 25cm)

Sink unit, Two centrally heated radiators, Double glazed windows and boiler.



### Front Garden

Block paved drive with space approximately for five vehicles. Shared drive to access to garage. Low wall to front.

### Rear Garden

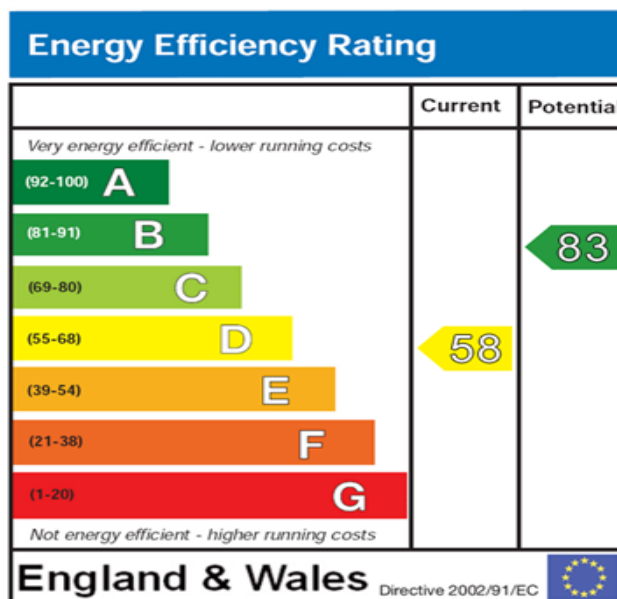
Good size mature garden having trees and mature shrubs and bushes. Fencing to all sides. Garage. Rear store/lean to (in need of repair)

### 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.



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.

**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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