



## 82 Craven Avenue, Binley Woods, Coventry, CV3 2JT

Asking Price £395,000



**FIVE BEDROOM SEMI-DETACHED HOUSE  
MUCH IMPROVED AND EXTENDED  
LARGE REAR LOUNGE  
FITTED KITCHEN  
SEPERATE DINING ROOM  
FOUR FIRST FLOOR BEDROOMS  
SECOND FLOOR BEDROOM WITH EN-SUITE WC  
OFF ROAD PARKING TO THE FRONT  
REAR GARDEN WITH PATIO**

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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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**Accommodation comprising**  
**Ground Floor**

UPVC Double glazed door into

**Hallway**

Tiled floor. Door into:

**Dining Room**

*3.35m (10' 12") max approx x 4.74m (15' 7") max approx*

UPVC Double glazed window to the front. Central heating radiator. Door into Lounge and Doorway into:

**Kitchen**

*2m (6' 7") approx x 4.77m (15' 8") approx*

Fitted white Kitchen with ample wall and base units and worktops over. Built in Electric oven, electric hob and extractor fan over. 1 1/2 bowl sink unit. Plumbing and space for automatic washing machine, plumbing and space for dishwasher. Integrated fridge/freezer. Chrome heated towel rail. Tile flooring. UPVC Double glazed window to the front.

**Lounge**

*5.60m (18' 4") approx x 3.46m (11' 4") approx*

Door off to the first floor. White feature fireplace. Three central heating radiators. UPVC Double glazed window to the side. UPVC Double glazed window to the rear. UPVC double glazed french doors to the rear.

**First Floor**

**Spacious Landing**

Airing cupboard. Doors to bathroom, four bedrooms and stairs to the second floor.

**Bedroom One**

*2.46m (8' 1") approx x 3.8m (12' 6") approx*

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



**Bedroom Two**

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

**Bedroom Three**

2.47m (8' 1") approx x 3.52m (11' 7") approx

UPVC Double glazed window to the Rear. Central heating radiator.

**Bedroom Four**

3.03m (9' 11") approx x 3.52m (11' 7") approx

UPVC Double glazed window to the Rear. Central heating radiator.

**Bathroom**

Re-fitted White suite comprising P'shaped bath with shower screen over. Pedestal wash hand basin, low level WC. Fully Tiled walls and floors. Central heating radiator. UPVC Double glazed window to the rear.

**Second Floor**

**Bedroom Five**

5.25m (17' 3") approx x 3.7m (12' 2") approx

Central heating radiator. UPVC double glazed window to the rear. Door into storage in eaves. Door to:

**En-suite WC**

White WC. White sink with vanity unit. Door to storage in eaves.

**Outside**

**Gardens**

Front Garden: Having concrete print with ample off road parking. Side pedestrian access to the rear garden. Rear Garden: Paved patio. Artificial grass Area. Timber shed. fenced to all sides.



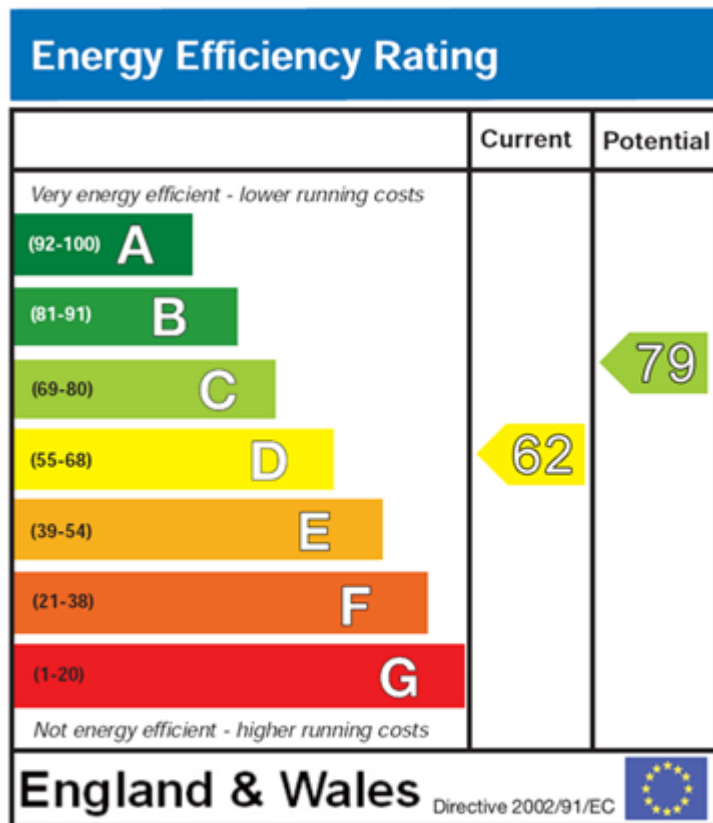
### AGENTS NOTES

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

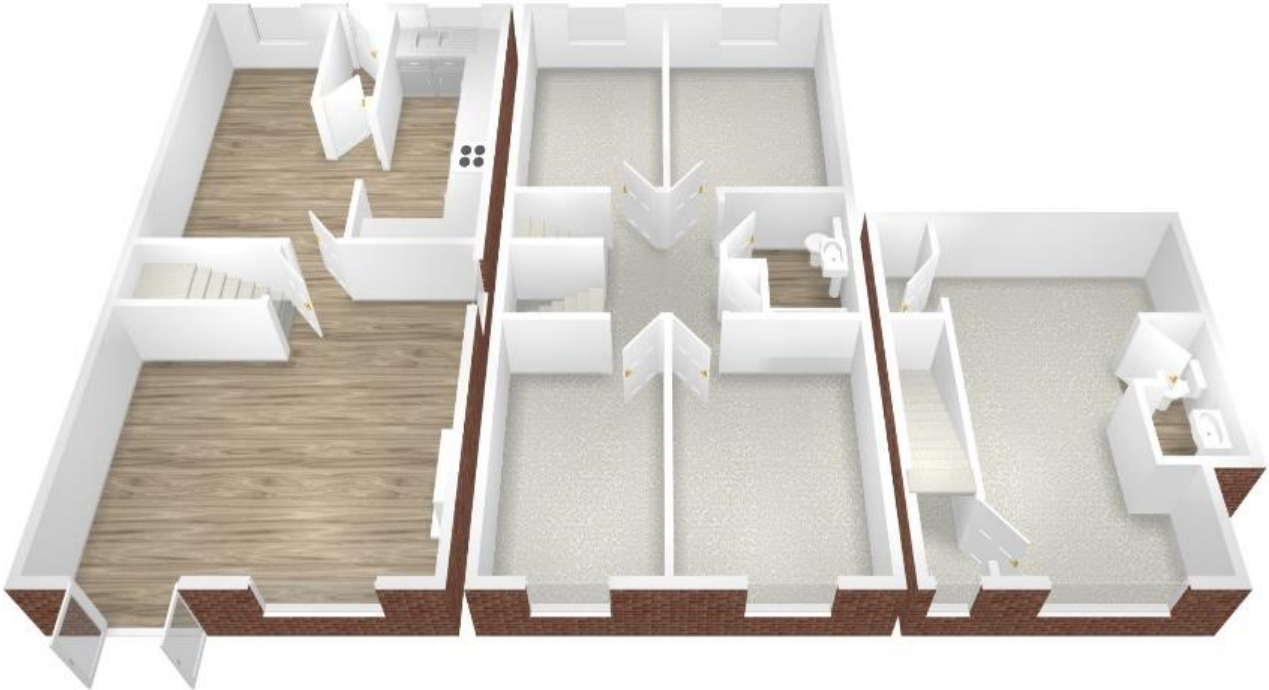
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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.

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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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