



3 Craven Avenue, Binley Woods, Coventry, CV3 2JJ

Asking Price £310,000



**MID TERRACE HOUSE
THREE BEDROOMS
BATHROOM TO FIRST FLOOR
SPACIOUS LOUNGE
DINING AREA WITH FRENCH DOORS ONTO REAR GARDEN
GARDENS TO FRONT AND REAR
UPVC DOUBLE GLAZED & GAS CENTRALLY HEATED
OFF ROAD PARKING FOR AT LEAST TWO VEICHLES TO FRONT**

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 Comprising

uPVC double glazed door and a Upvc Double glazed window to the front into:

Hallway

Tiled floor, central heating radiator, stairs off to the first floor, doors to kitchen, lounge/diner and:

Utility

2.02m (6' 8") x 2.72m (8' 11")

uPVC double glazed window to the front, laminate floor, central heating radiator. Door to:

Cloakroom

Low level WC, white hand wash basin, understairs cupboard.

Kitchen

3.84m (12' 7") x 1.98m (6' 6")

Ample wall and base units with work surfaces over, Tiled splashbacks and floor, One and a half bowl stainless steel sink, Built in electric oven and gas hob in stainless steel with extractor fan over, tiled floor, uPVC Double glazed window to the front, Open plan to:

Lounge

3.79m (12' 5") x 5.62m (18' 5")

UPVC double glazed French doors to rear garden, Central heating radiator, Feature fireplace with log burner.

Dining area

2.88m (9' 5") x 2.75m (9' 0")

uPVC Double glazed by window to the sides, uPVC Double glazed French doors to the rear garden.

First Floor

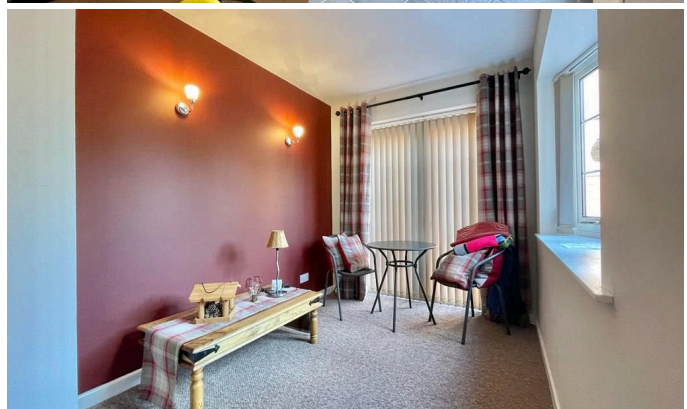
Landing: All rooms off

Bedroom One

2.92m (9' 7") max x 3.33m (10' 11") max

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

Bedroom Two



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4.74m (15' 7") x 2.77m (9' 1")

UPVC Double glazed window to the rear,
central heating radiator.

Bedroom Three

3.8m (12' 6") x 2.76m (9' 1")

UPVC double glazed window to the rear,
central heating radiator.

Bathroom

2.08m (6' 10") x 1.95m (6' 5")

UPVC Double glazed window to the front,
Chrome heated towel rail, Low level WC,
Vanity sink unit, Shower cubicle, tiled floor
and walls.

Rear Garden

Block paved rear with two flower beds, rear is
fenced with a pedestrian access via gate.

Front

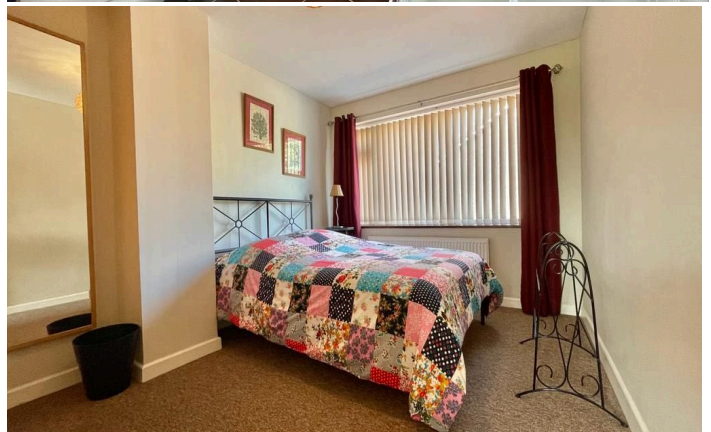
Block paved drive.

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. 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.

Tenure

We understand the property is Freehold but

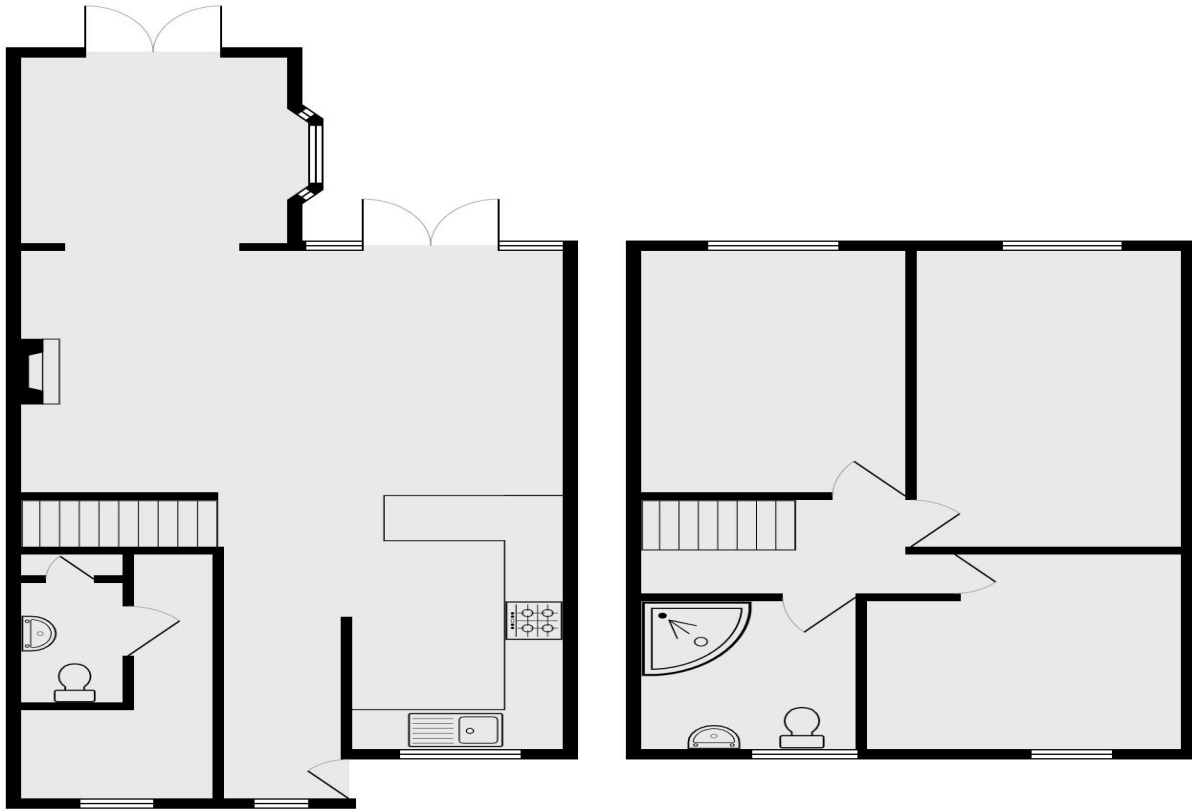


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Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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 or measuring or installing or fixed appliances. Purchasers are always advised to have their own survey.

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