



2 Jackers Road, Longford, Coventry, CV2 1PF

Asking Price £350,000



Extended Five Bedroom End of Terrace
Two Reception Rooms
Two Kitchens
Ground Floor WC
Corner Plot
Parking for up to 4 Cars
UPVC Double Glazed & Gas Central Heating
In need of some modernisation
Gardens to front and rear
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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House 2:

UPVC Double glazed door to:

Hall

Meters Cupboard, door to lounge, central heating radiator, stairs off to the first floor.

Cloakroom

Low level WC, wall mounted hand wash basin, UPVC Double glazed window to the side, wall mounted boiler.

Lounge/Dining room

Lounge - 3.86m approx. (12' 8") x 4.97m approx (16' 4") Dining room - 3.25m approx (10' 8") x 5.93m

UPVC Double glazed window to the front, central heating radiator, fireplace, UPVC Double glazed window and door to the rear garden, central heating radiator, two doors to:

Kitchen

5.5m approx (18' 1") x 2.55m approx (8' 4")
Ample wall and base units with work tops over, built in gas hob and oven with extractor fan. One and a half bowl stainless steel sink unit and mixer tap, UPVC Double glazed window to the rear, central heating radiator, understairs cupboard.

Landing

Cupboard Space, all rooms off:

Bathroom

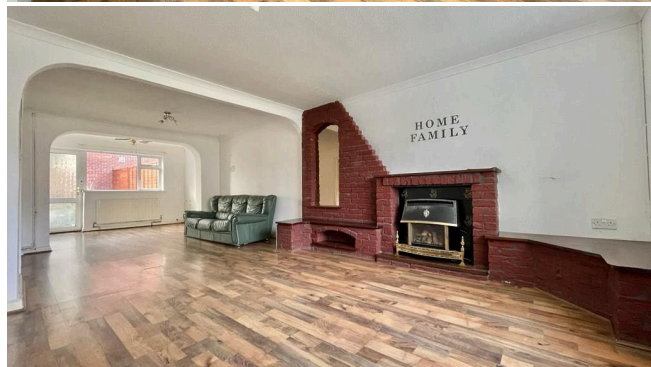
Coloured suite - Low level WC, pedestal hand wash basin, panelled bath with shower and rail over, two UPVC Double glazed windows to the rear, tiled walls and floor.

Bedroom One

3.38m approx (11' 1") x 3.52m approx (11' 7")
UPVC Double glazed window to the front, central heating radiator.

Bedroom Two

3.34m approx (10' 11") x 3.4m approx (11' 2")
Three UPVC Double glazed windows to the rear, central heating radiator.



Bedroom Three

2.52m approx (8' 3") x 2.68m approx (8' 10")
UPVC Double glazed window to the front,
central heating radiator.

House 2B :

UPVC Double glazed door to:

Lounge

3.97m approx (13' 0") x 5.02m approx (16' 6")
UPVC Double glazed window to the side and
front, central heating radiator. Stairs off to the
first floor, door to:

Kitchen Two

1.82m approx (5' 12") x 3.98m approx (13' 1")
One fitted treble base unit and one single wall
unit, wall mounted boiler, plumbing space for
automatic washing machine, space for
fridge/freezer, understairs cupboard. UPVC
Double glazed window to the rear, UPVC
Double glazed door to the rear,

Landing Two

Doors off to all rooms.

Shower Room

0.98m approx (3' 3") x 1.92m approx (6' 4")
Shower cubicle, Low level WC, pedestal hand
wash basin, UPVC Double glazed window to
the side, tiled walls.

Bedroom 1

4.0m approx (13' 1") x 3.15m approx (10' 4")
UPVC Double glazed window to the front,
central heating radiator.

Bedroom 2

3.98m approx (13' 1") x 1.82m approx (5' 12")
UPVC Double glazed window to the rear,
central heating radiator.

Front

Laid to lawn and path up

Rear

2A - Fenced to all sides and rear. 2B - Fenced
to all sides and wall to rear.



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

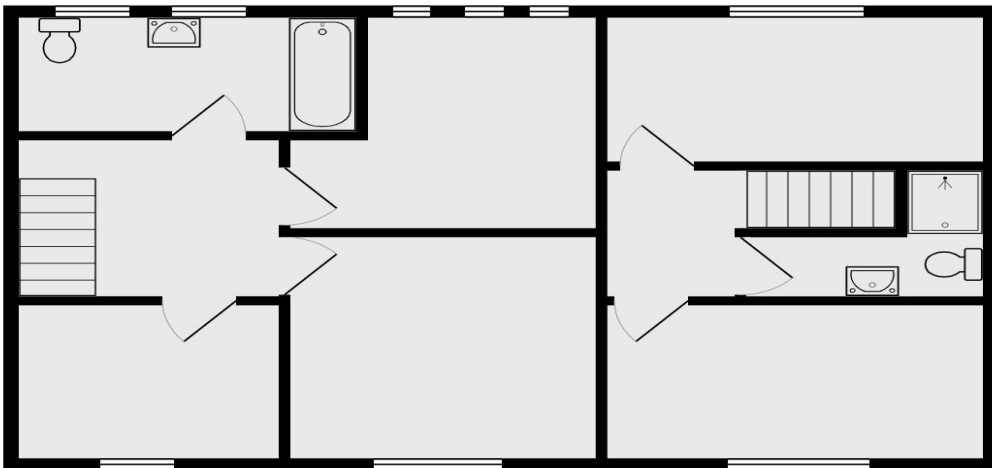
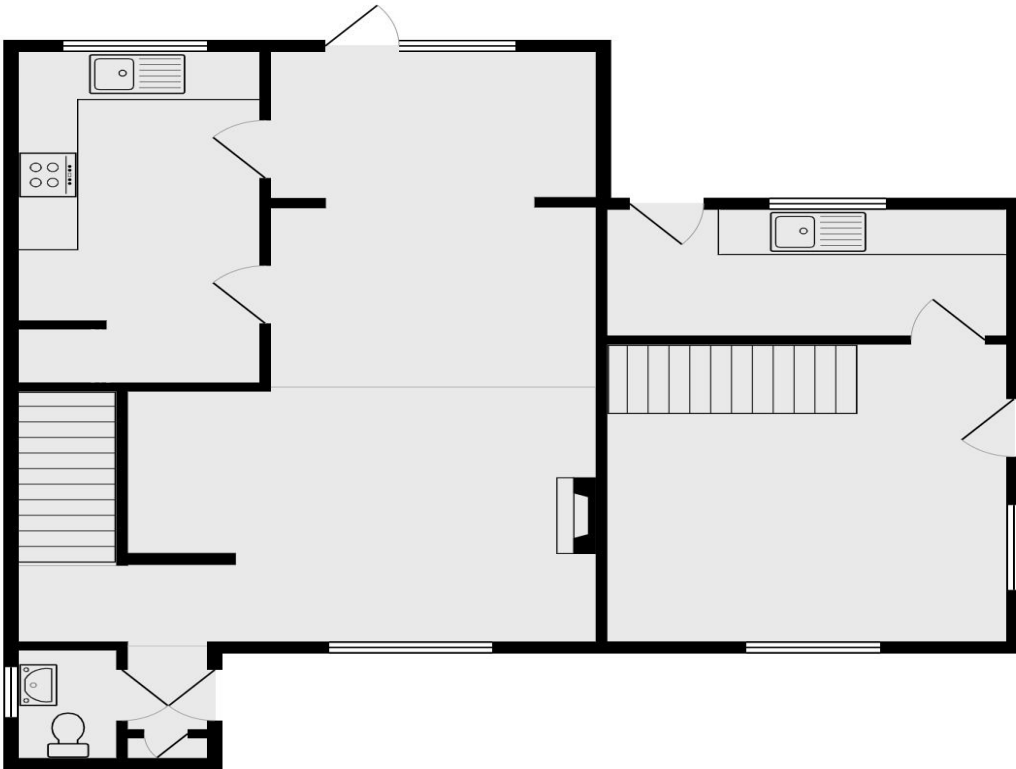
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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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