



## **32 Crakston Close, Stoke Hill, Coventry, CV2 5EB**

Asking Price £185,000



**TWO BEDROOM MID TERRACE HOUSE  
KITCHEN/DINER  
RE-FITTED FIRST FLOOR BATHROOM  
LARGE PORCH WITH BUILT IN CUPBOARD  
UPVC DOUBLE GLAZED WINDOWS AND GAS CENTRALLY HEATED  
GARDENS TO FRONT AND REAR  
GARAGE & TWO ADDITIONAL CAR PARKING SPACES TO THE 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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**UPVC Double Glazed Door and side panels to: Porch**

Built in cupboard, door to:

**Lounge**

4.22m (13' 10") x 4.51m (14' 10")

Stairs off to the first floor, Central heating radiator, UPVC Double glazed window to the front.

Archway to:

**Kitchen/Diner**

4.23m (13' 11") x 2.82m (9' 3")

Ample Fitted wall and base with work tops over, one and a half bowl sink unit with mixer tap, built in electric oven, hob and extractor fan over.

Space for fridge/freezer, space for dining table, Central heating radiator, UPVC Double glazed window to the rear, UPVC Double glazed French Doors to the rear.

**Landing**

Doors to Bedroom One, Bedroom Two, Bathroom and cupboard.

**Bedroom One**

4.24m (13' 11") x 2.57m (8' 5")

UPVC Double glazed window to the front, Central heating Radiator, Built in double wardrobe.

**Bedroom Two**

3.01m (9' 11") x 2.30m (7' 7")

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

**Bathroom**

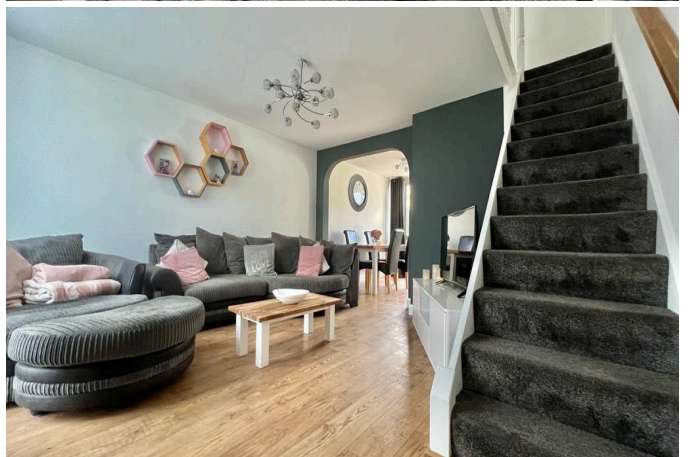
Re-fitted white suite, Low level WC, Panelled hand wash basin, Panelled bath with shower and screen over, UPVC Double glazed window to the rear, Heated chrome towel rail.

**Front**

Pedestrian access, laid to lawn.

**Rear**

Rear vehicle access to Garage with hardstanding to front and side storage space. Fenced to sides, Decking area, laid to lawn.





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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 an EPC on any of the properties. For further enquiries, please contact Alternative Estates. Always advised to have their own survey.

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