



**Sherbourne Crescent, Coundon, Coventry CV5 8LE**

Guide Price **£245,000**





## Sherbourne Crescent

Coundon, Coventry

Vacant property, no upward chain, this large semi detached and extended house offers fantastic value for money. Offered at a very realistic price for a quick sale. There is no paperwork for the extension, vendors will pay for an Indemnity Insurance policy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Superb extended semi detached family home
- Enlarged modern dining kitchen across rear and large living room
- Two (could make 3) bedrooms & bathroom with separate shower
- Good sized gardens and private driveway
- Very realistically priced for immediate sale - no upward chain
- Early viewing essential





**HALL ENTRANCE**

**SPACIOUS LOUNGE DINER**

**EXTENDED BREAKFAST KITCHEN**

with two velux lights within the pitched roof extension and patio doors overlooking the spacious gardens

**FIRST FLOOR**

Landing

**MASTER BEDROOM**

a full width room which we believe was originally two separate bedrooms.

**BEDROOM TWO**

**MODERN BATHROOM**

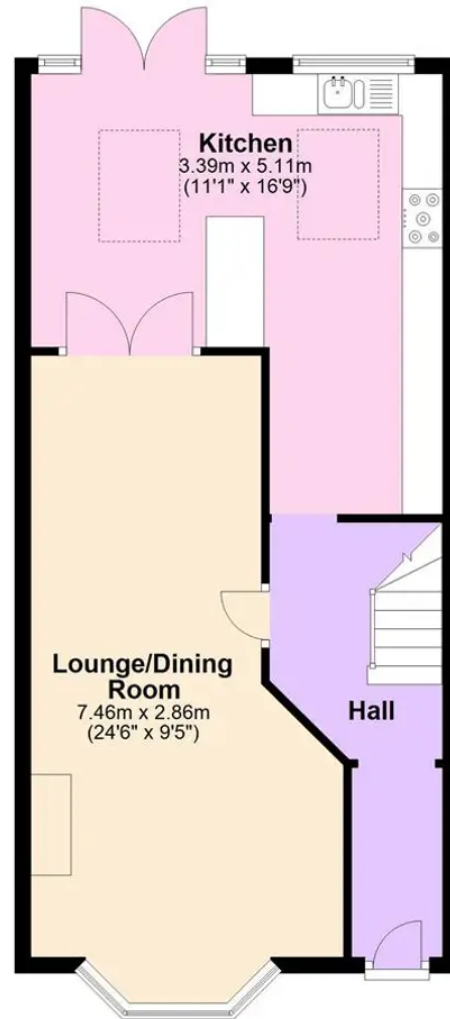
with separate shower cubicle

**OUTSIDE**

Good sized gardens.



### Ground Floor



### First Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

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