



7 Morris Avenue, Wyken, Coventry, CV2 5GU

Asking Price £245,000



Double Bayed Mid Terrace House
Three Bedrooms
Two Reception Rooms
uPVC Double Glazing & Gas Centrally Heated
Fitted Kitchen
First Floor Bathroom
Driveway with Ample parking
Good size rear Garden
Garage to the rear

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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

uPVC double glazed door into:

Porch

Original Tiled floor, Single glazed door into:

Hall

Original fitted floor, Stairs off to the first floor with cupboard under, Central heating radiator, Doorway to Kitchen, Doors to Dining Room and:

Lounge

10'11 approx. x 13'9 into Bay.

uPVC double glazed bay window to the front, Central heating radiator, Feature fireplace with marble hearth and backing. Coal effect electric fire.

Dining Room

12'2 (3.66 M) approx. x 10'0 (3.05 M) approx.

Double glazed Patio doors to the rear garden and Central heating radiator.

Kitchen

15'0 (4.57 M) approx. x 6'5 (1.83 M) approx.

Fitted kitchen with ample wall and base units with work surfaces over, Single drainer stainless steel sink, Tiled splashbacks, Gas cooker point and space with extractor fan over, Plumbing and space for automatic washing machine. uPVC double glazed door to rear garden and UPVC window to the rear.

First Floor

Landing

Access to loft. All rooms off.

Bedroom One

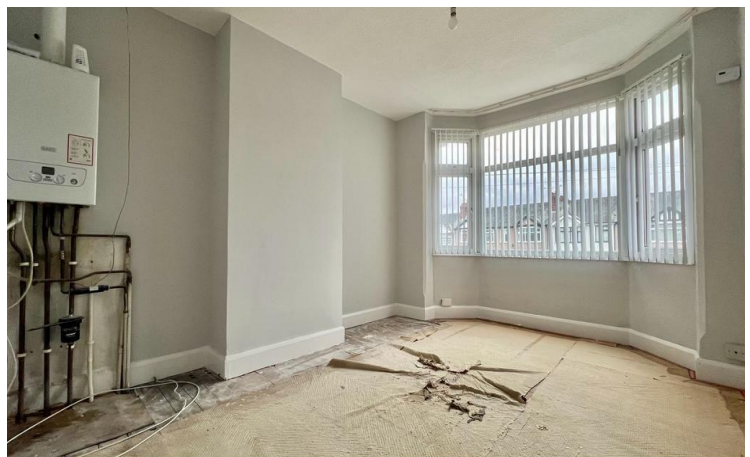
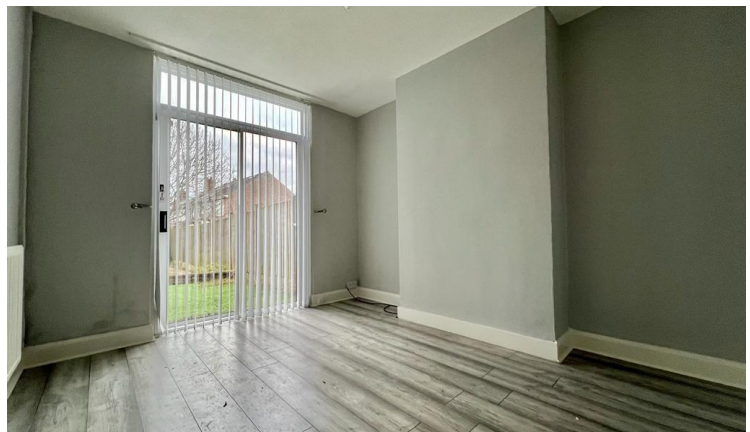
4.2m (13' 9") x 3.12m (10' 3")

uPVC double glazed bay window to the front and a Central heating radiator.

Bedroom Two

3.23m (10' 7") x 3.57m (11' 9")

uPVC double glazed window and a Central



heating radiator.

Bedroom Three

1.9m (6' 3") x 2.62m (8' 7")

uPVC double glazed window.



Bathroom

White suite comprising of panelled bath with shower rail, Fully tiled, uPVC double glazed window to the rear and a Central heating radiator.



Gardens

Front - Dropped kerb with a Block paved front. Low fence to one side and hedge to other. Rear - Slabbed, Brick built shed and wc. Large Shed to bottom of the garden.

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.



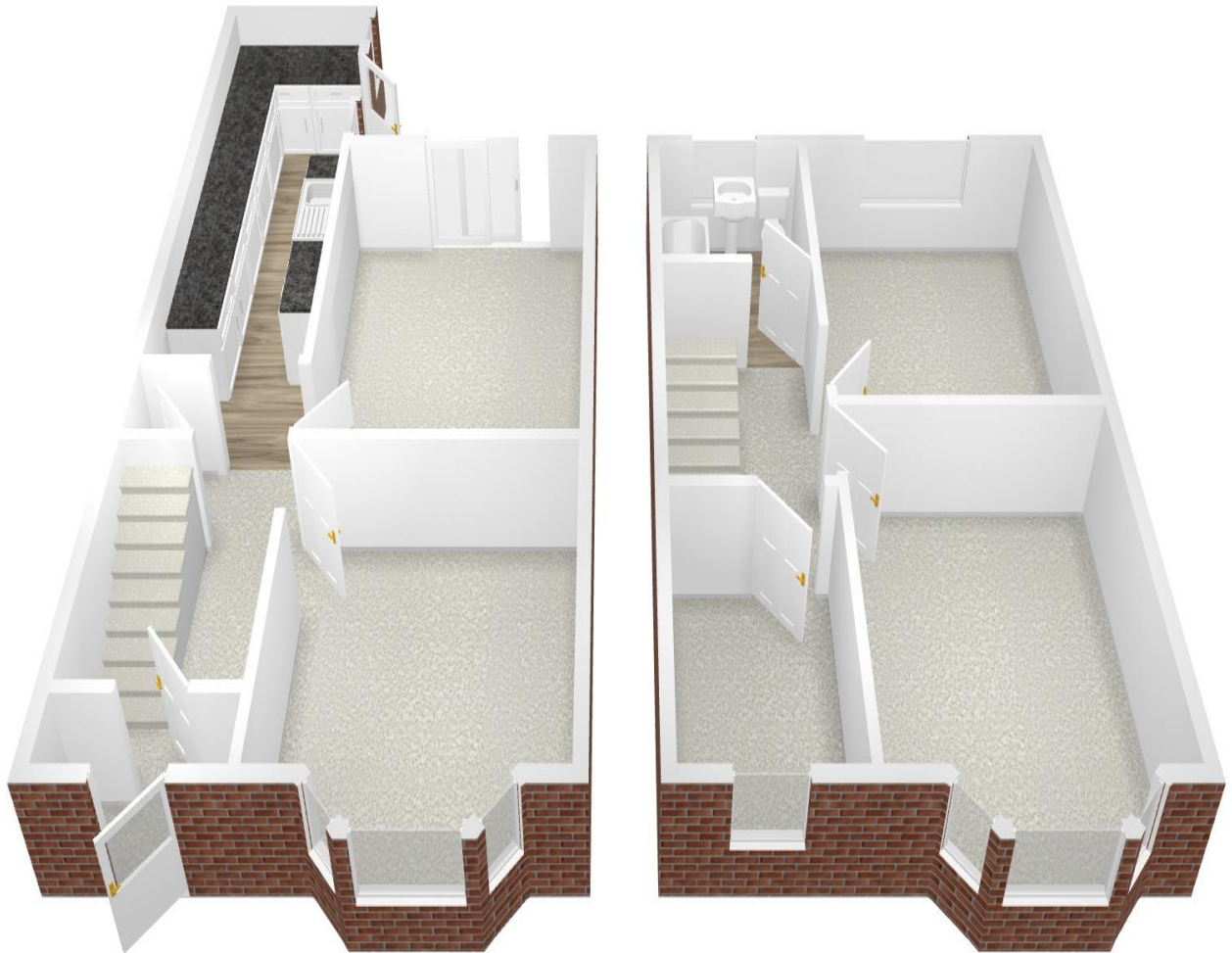
Tenure - Freehold

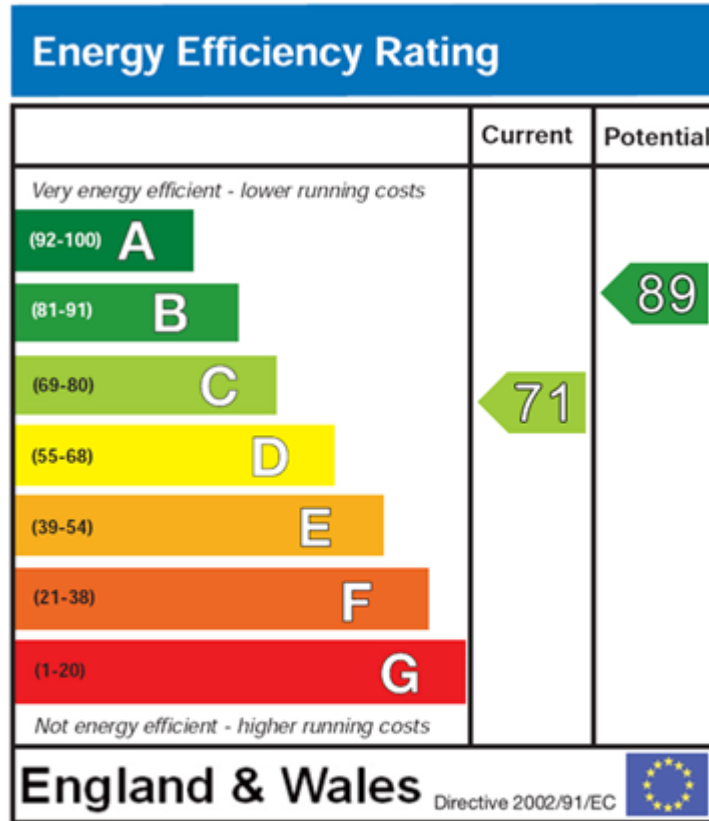
We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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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.

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 on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.