



111 Clifford Bridge Road, Binley, Coventry, CV3 2DX

Asking Price £345,000



AN IMPROVED AND EXTENDED SINGLE BAY SEMI-DETACHED HOUSE
FOUR BEDROOMS
GROUND FLOOR CLOAKROOM
THROUGH LOUNGE
RE-FITTED KITCHEN/DINING AREA
UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
RE-FITTED BATHROOM
OFF ROAD PARKING
GARDEN ROOM
GARDENS TO FRONT AND REAR

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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HALL

With stairs off to the First Floor. Central heating radiator. Doors to the lounge and

LOBBY

Central heating radiator, Tiled Flooring. Doors to Kitchen and

CLOAKROOM

Comprising: low level wc, wall mounted wash hand basin. Tiled flooring. UPVC Double glazed window to the side. Understairs cupboard.

UTILITY

1.27m (4' 2") approx x 2.25m (7' 5") approx
UPVC Double glazed window to the side. Double wall unit. Worktop with space and plumbing for automatic washing machine and tumble drier. Tiled flooring

KITCHEN/DINING AREA

6.78m (22' 3") approx x 2.95m (9' 8") approx
Ample Re-Fitted wall and base units with work top over. Breakfast bar with seating. Integrated dishwasher, fridge freezer, Electric hob and extractor over. Fan oven. Tiled flooring.
Seating/Dining Area. UPVC Double glazed window to the rear. UPVC Double glazed French doors and side panels to the Rear.

THROUGH LOUNGE

3.65m (11' 12") approx x 6.65m (21' 10") approx
UPVC Double Glazed bay window to the front.
Central heating radiators x 2. Feature Inset electric Fire.

FIRST FLOOR

LANDING

Access to the loft. Doors leading off to all bedrooms and

BATHROOM

2.38m (max) approx x 2.20m (max) approx
Re-Fitted White comprising: Low level wc, Pedestal wash hand basin. Panel bath with shower and rail over. UPVC Double glazed window to the front. Heated towel rail. Part tiled walls.



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BEDROOM 1

2.95m (9' 8") to wardrobes approx x 3.19m (10' 6") approx

UPVC Double glazed window to the Front. Central heating radiator. Full length built in 3 x double wardrobes with cupboards under.

BEDROOM 2

3.34m (10' 11") approx x 3.00m (9' 10") to wardrobes approx

UPVC Double glazed window to the Rear. central heating radiator. Full height and length built-in wardrobes.

BEDROOM 3

4.11m (13' 6") approx x 2.95m (9' 8") approx

UPVC Double glazed windows to the rear. Central heating radiator.

BEDROOM 4

2.00m (6' 7") approx x 2.23m (7' 4") approx

UPVC Double glazed windows to the front. Central heating radiator.

OUTSIDE

Traffic calming measures to the front of the property are in place to provide a new bike lane. Access to the property and drive we are advised will remain. Additional on street parking bays will be available.

GARDENS

FRONT GARDEN: Dropped kerb to off road parking spaces. REAR GARDEN: Having a Decked Area and then laid to lawn. Garden Room at rear of garden. Fenced to all sides.

GARDEN ROOM

4.56m (14' 12") approx x 3.0m (9' 10") approx
Power and Light. Additional side storage room.



AGENTS NOTES

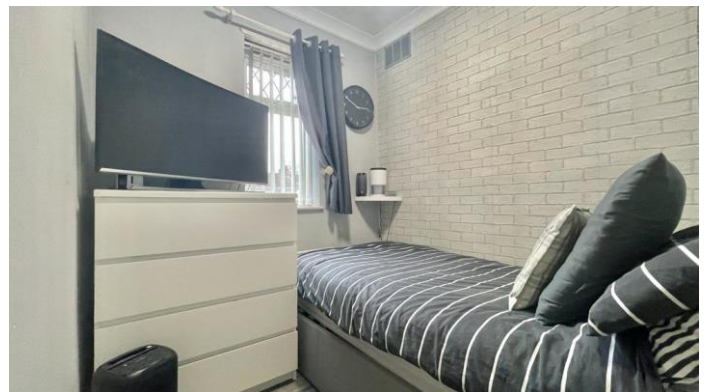
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TENURE - FREEHOLD

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.



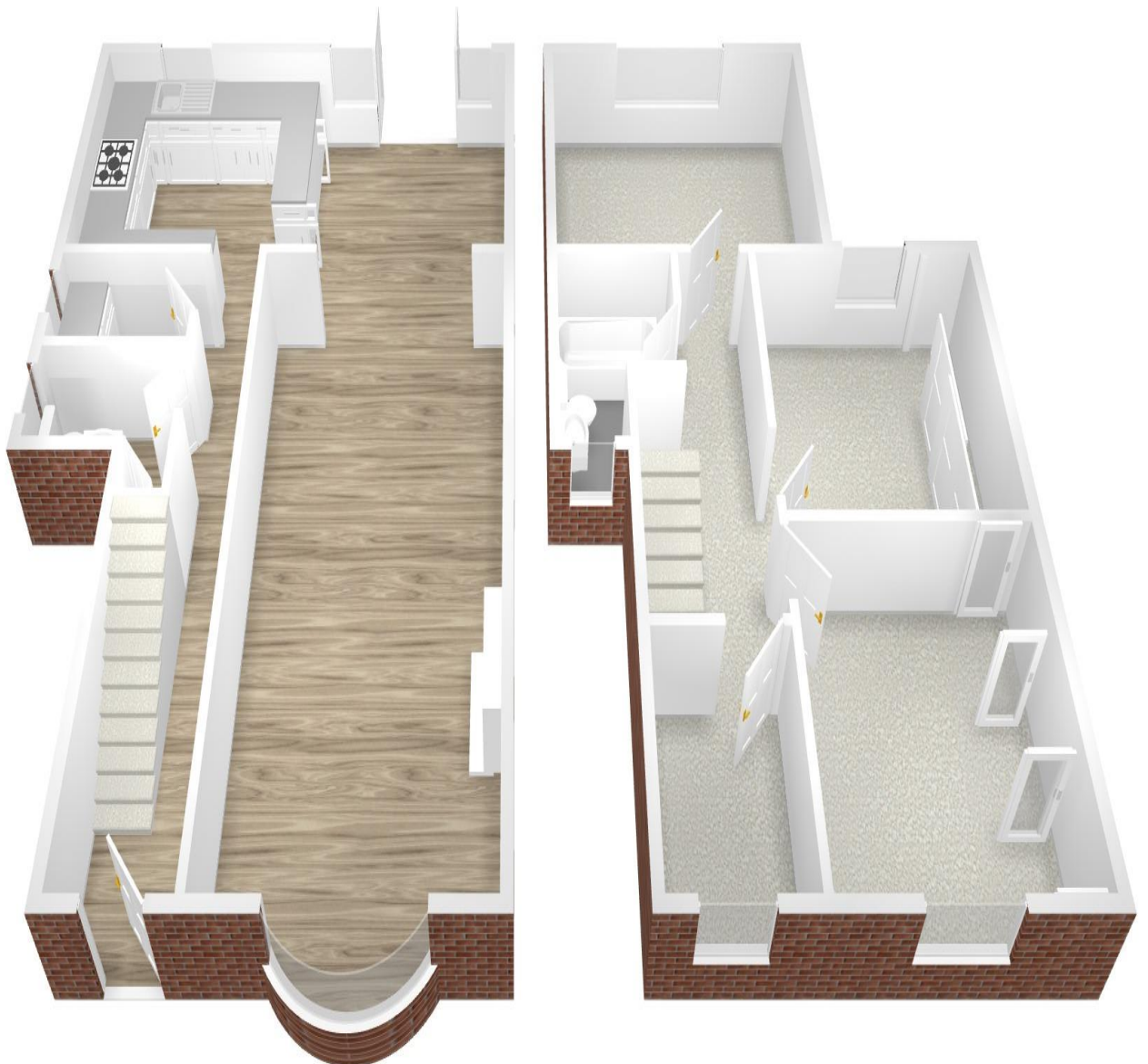
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IMPORTANT NOTICE

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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