



## 198 Rugby Road, Binley Woods, Coventry, CV3 2BA

Asking Price £675,000



Four Bedroom Detached Dormer Bungalow  
Spacious living accommodation throughout  
Kitchen with Utility, Office and Cloakroom  
Ground Floor & First Floor Family Bathrooms  
Three Large Bedrooms to the First Floor  
Lounge & Conservatory  
Large South-Facing Rear Garden  
Gated Entrance to Driveway with Ample parking  
Direct Access to Garage  
UPVC Double glazing

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

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**UPVC Double Glazed Door to:  
Hallway**

With stairs off to the first floor, central heating radiator, Doors to: Lounge, Kitchen, Bathroom, Dining room, Bedroom Four.

**Lounge**

5.63m (18' 6") (into bay) x 3.67m (12' 0")

UPVC Double glazed bay window to the front, two central heating radiators, feature fireplace with fire inset.



**Dining room**

5.39m (17' 8") (into bay) x 3.36m (11' 0")

UPVC Double glazed bay window to the front, central heating radiator, UPVC Double glazed window to the side, wall mounted electric fire.



**Bedroom Four**

3.92m (12' 10") x 3.01m (9' 11")

Central heating radiator, UPVC Double glazed French Doors out to the rear garden.

**Bathroom**

2.35m (7' 9") x 2.09m (6' 10")

UPVC Double glazed window to the rear, white suite, Low level WC, Panelled hand wash basin, P-shaped bath with shower and screen over, fully tiled walls and floor, airing cupboard, central heating radiator.



**Kitchen**

3.66m (12' 0") x 3.63m (11' 11")

Ample fitted wall and base units with work tops over, One and a half bowl stainless steel sink unit and mixer tap, space for Range cooker, tiled floor, central heating radiator, integrated dish washer, space for drying appliances, Doors to Utility Room and UPVC Double glazed French doors to:

**Conservatory**

4.24m (13' 11") x 3.82m (12' 6")

UPVC Double glazed windows with UPVC Double glazed French doors leading out to decked area, tiled floor, Blue tinted roof and ceiling fan.



**Utility**

3.46m (11' 4") x 2.39m (7' 10")

UPVC Double glazed window to the side, UPVC Double glazed door to the side entrance, tiled floors, doors to cloakroom and study, single drainer stainless steel sink unit and mixer tap, plumbing space for two automatic washing machines. -----



**Cloakroom**

Low level WC, Vanity sink unit, UPVC Double glazed window to the side, central heating radiator and a cupboard.

**Study**

2.04m (6' 8") x 2.39m (7' 10")

UPVC Double glazed window to the rear and side, central heating radiator, tiled floor.



**Landing**

Velux Window, access to the loft with drop down ladder, light and power. Doors to three double bedrooms and a family bathroom.

**Family Bathroom**

2.39m (7' 10") x 2.44m (8' 0")

UPVC Double glazed window to the rear, white suite, low level WC, panelled hand wash basin, P-shaped bath with shower and screen over, partly tiled walls, Central heating radiator.



**Bedroom One**

7.59m (24' 11") x 3.44m (11' 3")

UPVC Double glazed window to the front and rear, two central heating radiators.

**Bedroom Two**

3.85m (12' 8") x 3.76m (12' 4")

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



**Bedroom Three**

3.85m (12' 8") x 3.75m (12' 4")

UPVC Double glazed window to the rear, central heating radiator.

**Front**

Gated Driveway with paved Drive and Ample

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parking, small lawned area with hedges to side and front. Direct access to the garage and pedestrian access to the rear garden.

### Garage

Garage with remote control shutter doors. Housing the combi-boiler. Having light and power. Side door to garden and double glazed window.

### Rear

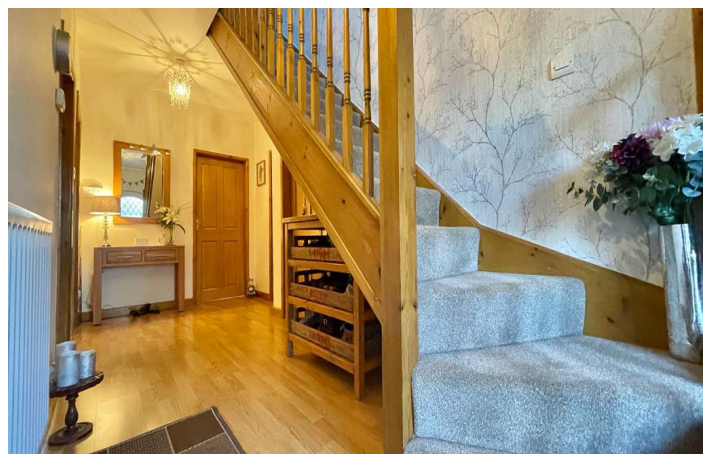
Decked patio area then laid to lawn with shrub boarders. Greenhouse and enclosed area with planters and timber shed. Large workshop with light and power. Fenced to all sides.

### AGENTS NOTES

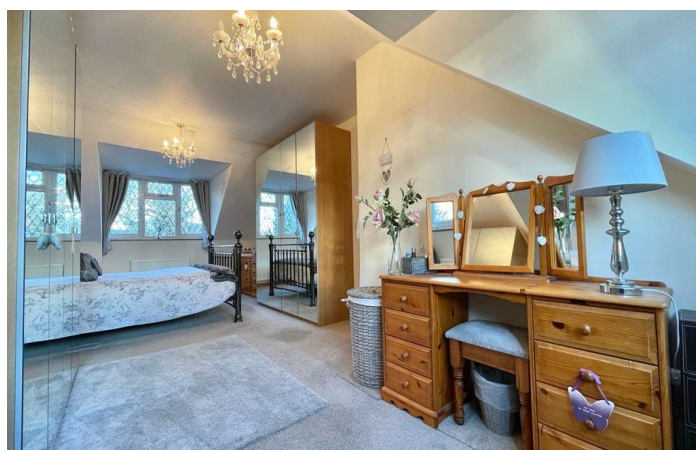
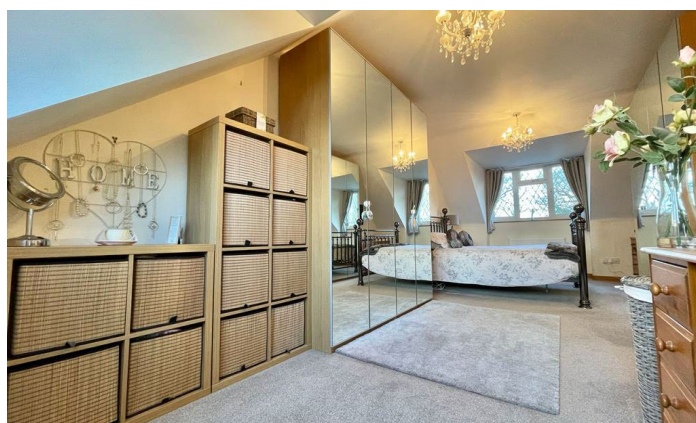
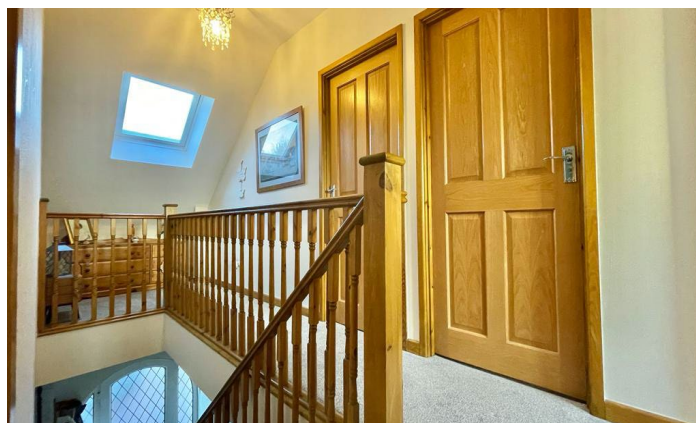
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### TENURE - FREEHOLD

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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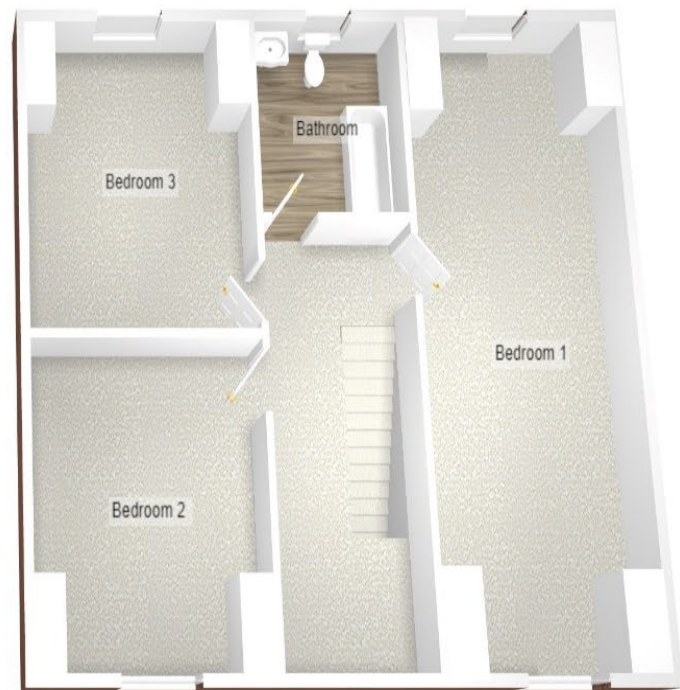
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**IMPORTANT NOTICE**

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