



47 Bredon Avenue, Binley, Coventry, CV3 2AA

Asking Price £200,000



Two Bedroom Mid Terrace Bungalow
Spacious Lounge
Fitted Bathroom
Fitted Kitchen
Rear Garden
Front Driveway with Ample Parking
Garage
Solar Panels

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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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

Door to porch area with a storage cupboard and a door to the lounge:

Lounge

4.0m (13' 1") x 4.4m (14' 5")

UPVC Double glazed window to the front, central heating radiator, door to hallway:



Hallway

All Rooms off and a storage cupboard housing boiler.

Bedroom One

2.7m (8' 10") x 4.1m (13' 5")

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



Bedroom Two

2.7m (8' 10") x 2.8m (9' 2")

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

Bathroom

1.8m (5' 11") x 1.8m (5' 11") (minimum)

Low level WC, Panelled hand wash basin, panelled bath with shower and screen over, UPVC Double glazed window to the rear, Central heating radiator.

Kitchen

2.1m (6' 11") x 4.0m (13' 1")

Ample fitted wall and base units with work tops over, single drainer stainless steel sink unit, Four point gas hob and gas cooker, space for fridge/freezer, space for automatic washing machine, UPVC Double glazed window to the rear, door to rear garden.



Front

Paved driveway with Ample parking, entrance to the garage which has power outputs and lighting. Entrance to the front door.

Rear

Decking area then laid to lawn, brick built storage, fenced to all sides and pedestrian access via a gate at the rear.

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. (4) 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. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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.

Solar Panel notes - The vendors have advised that the solar panels have been purchased and are owned out right. Current vendors electric bill for the year has been approximately £500.



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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.

