



Prepared by Jonathan Selby Ltd - 02476 308909. Not to scale and for illustrative purposes only.
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GENERAL INFORMATION:

TENURE:

The tenure of the property is freehold

FIXTURES & FITTINGS:

All items are specifically excluded unless otherwise mentioned in these particulars.

SERVICES

All mains services are connected (services not tested).

COUNCIL TAX

According to the Local Valuation Office, this property is in Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The EPC Rating for this property is E A full copy of the EPC is available from our office or can be downloaded online from the EPC Register – www.epcregister.com.



£185,000

35 Malvern Road, Coundon, Coventry, CV5 8LA

- LARGE CORNER PLOT
- THREE BEDROOMS
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LOUNGE DINING ROOM
- DINING KITCHEN
- VEHICULAR ACCESS
- EPC RATING – E

COVENTRY (CITY CENTRE) t: 02476 520220
15-17 Warwick Row, Coventry, CV1 1EX
e: coventry@brianholt.co.uk



DISCLAIMER - These particulars are not to be regarded as part of a contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact. Any intending purchaser must satisfy themselves by inspection, or otherwise, as to the correctness of each statement contained in these particulars. The vendor does not make or give, and neither the agents or any person in their employment, has authority to make or give, any representations or warranty in relation to this property. APPLIANCES - We advise that the property may contain appliances that may warrant checking for satisfactory working condition and you may wish to arrange this prior to completion. COUNCIL TAX - The Council Tax Band stated in these particulars is taken from the Local Authority website. Please note that if the property has been extended or significantly altered after the 1st April 1991, it could result in the Authority raising the property into a higher Council Tax banding. The higher Council Tax payment would come into effect upon completion of the sale of the property.

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Description

This spacious end of terrace property is set on a large corner plot, with gardens to the front, side and rear. Its location, set just off the Holyhead Road is ideal for access to the City Centre, local amenities, good schooling and access to the A45. The property would be ideal for a family as there is plentiful living space as well as the potential to extend with the necessary permissions. It is also in close proximity of Lakeview Park.

In brief the accommodation comprises an entrance hall, lounge dining room and dining kitchen. To the first floor there are three bedrooms and a bathroom.

Ground Floor

Double glazed entrance door with matching panels leading to:

Entrance Hall

With central heating radiator, stairs leading to the first floor with storage cupboard beneath and doors leading to;

Lounge Dining Room

25' 2" into bay x 12' 4" maximum (7.67m x 3.76m) 10' 6 minimum (3.20m)

With two uPVC double glazed windows to the side as well as the front and rear, there are two central heating radiators, television and phone point and uPVC double glazed French door leading to the rear garden.

Dining Kitchen

17' 6" x 7' 1" (5.33m x 2.16m)

Having a central heating radiator, uPVC double glazed window and door leading to the rear garden. There is a stainless steel sink with splash back tiling, electric point for a cooker, a range of low level storage units with work surface set over and high level storage units above as well as a small breakfast bar.

First Floor

Landing

With access to loft space and doors leading to;

Bedroom One

12' 5" into bay x 10' 11" (3.78m x 3.33m)

With central heating radiator and two uPVC double glazed windows.

Bedroom Two

11' 7" x 10' 9" (3.53m x 3.28m)

With central heating radiator, two uPVC double glazed windows and built-in cupboard housing the hot water boiler.

Bedroom Three

6' 11" x 6' 11" (2.11m x 2.11m)

With central heating radiator and uPVC double glazed window.

Bathroom

With central heating radiator and uPVC double glazed window It is fully tiled with light pink suite comprising a panelled bath with electric 'Triton' shower set over, pedestal wash hand basin and low level w.c.

Outside

Fore Garden

There is a large walled fore garden with footpath leading to the entrance door and footpath leading to a side gate accessing the side and rear gardens.

Rear Garden

Is mostly lawned to the side and rear, with patio area suitable for table and chairs and footpath leading down to;

Timber Garage

With direct access from Sussex Road and parking for a further vehicle in front of the garage.

There is a utility outhouse currently homing a washing machine and dryer.