



**279 Rugby Road, Binley Woods, Coventry, CV3 2BE**

Asking Price £260,000



Three Bedroom Mid Terrace House

Lounge through to Dining room

Fitted Kitchen

Three Bedrooms & Bathroom to the First Floor

Driveway with Dropped Kerb

Rear Garden Overlooking Open Fields

Sought after Location

In need of Full Modernisation

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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### Entrance

Small porch area with door to the hallway with all rooms leading off, stairs off to the first floor with understairs storage.

### Lounge through to Dining room

*(3.4m into bay (11' 2") x 3.4m (11' 2") x (3.5m (11' 6") x 3.2m (10' 6"))*

Lounge: Coal feature fireplace, UPVC Double glazed bay window, door to hallway and through to dining room: Double glazed sliding door onto rear garden and a door into the hallway.

### Kitchen

*1.8m (5' 11") x 4.3m (14' 1")*

Ample fitted wall and base units, stainless steel sink unit, space for fridge/freezer, space for cooker and partly tiled wall, space for automatic washing machine, UPVC Double glazed window to side and UPVC Double glazed door to rear garden.

### Landing

All rooms off and access to the loft.

### Bedroom One

*3.2m (10' 6") x 3.6m into bay (11' 10")*

UPVC Double glazed bay window to front, built in storage.

### Bedroom Two

*3.5m (11' 6") x 3.2m (10' 6")*

Double glazed window to rear and built in storage cupboard.

### Bedroom Three

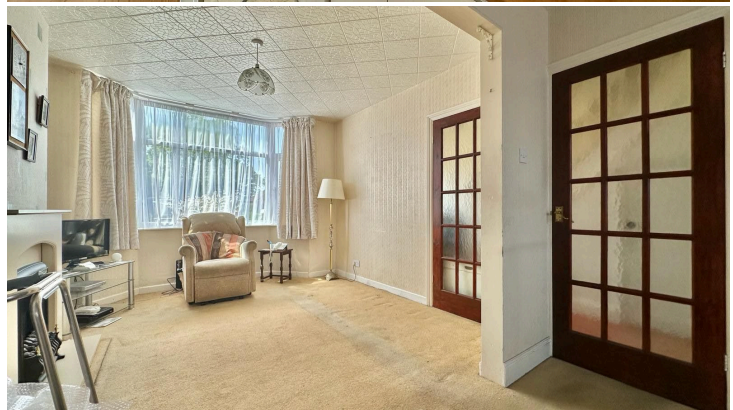
*1.8m (5' 11") x 2.2m (7' 3")*

Double glazed window to the front.

### Bathroom

*1.8m (5' 11") x 1.4m (4' 7")*

Low level, WC, hand wash pedestal, panelled bath with electric shower over with two shower curtains, Double glazed window to rear.



### Front

\*Although the property benefits from a dropped kerb, the works for a driveway would need completing.\* Slabbed Walkway to the porch area, laid to lawn with a central pebble area with plants.

### Rear

Patio area then laid to lawn with a slabbed walkway to the top of the garden. Two timber sheds for storage, pedestrian access to the rear, overlooking open fields.

### 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.

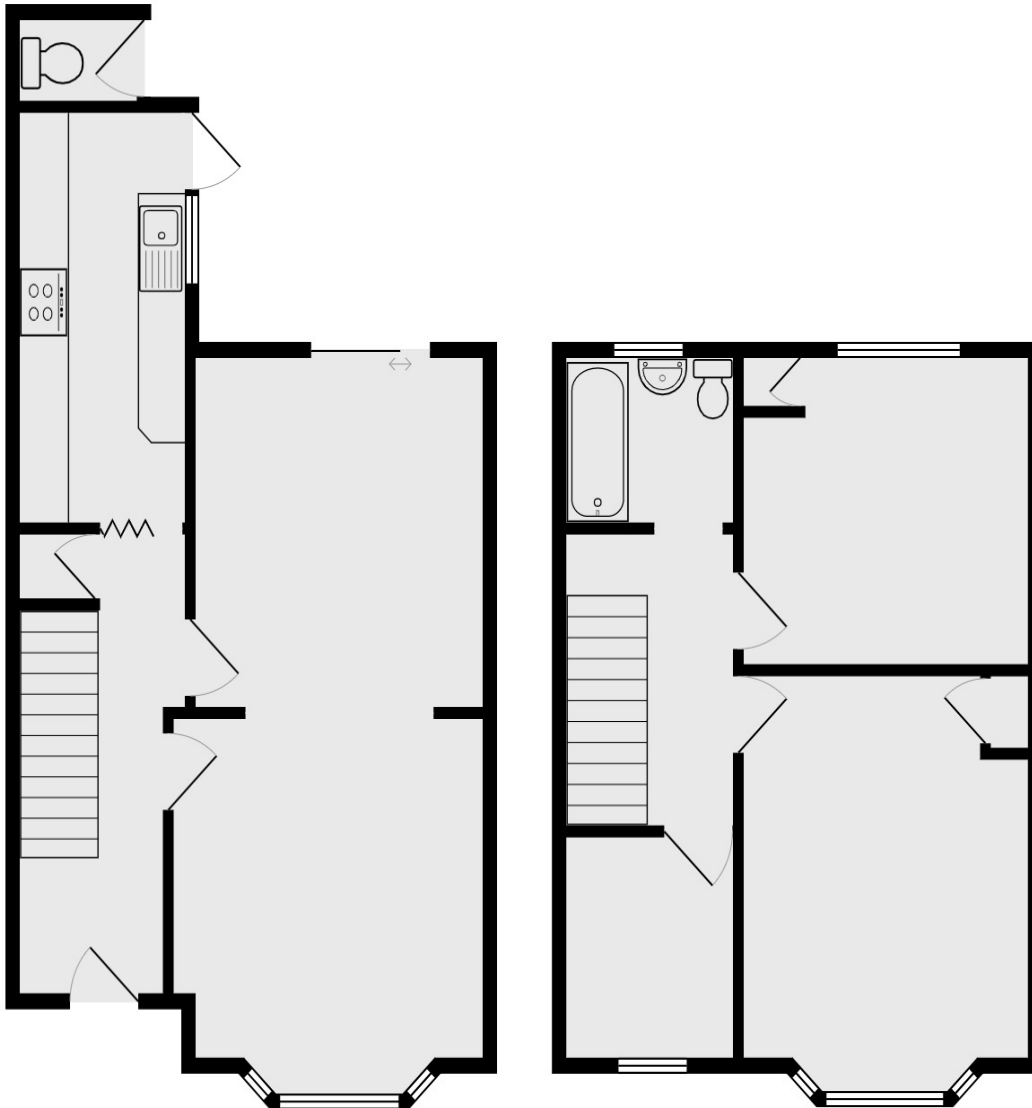
### TENURE - FREEHOLD

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.



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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 tests on any service or installation. For more information please contact the agent. All purchasers are always advised to have their own survey.

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