



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

Asking Price £245,000



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**

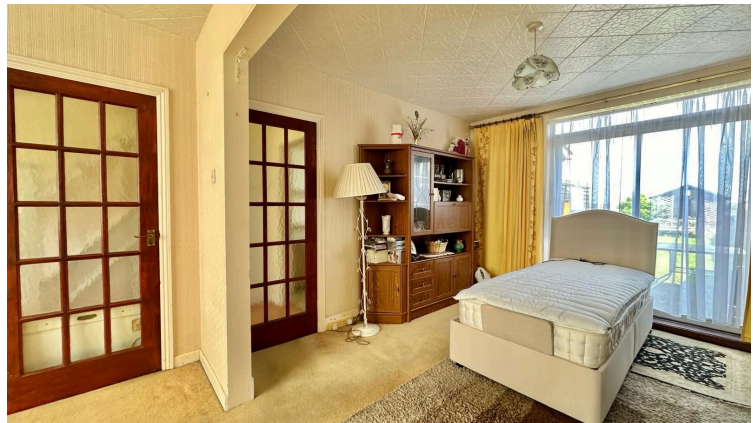
Patio area then laid to lawn with a slabbed walkway to the top of the garden. Two timber sheds for storage, pedestrian access to the rear, overlooking open fields.

**AGENTS NOTES**

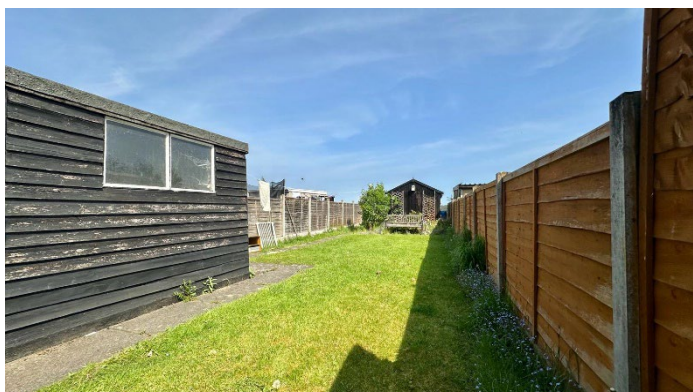
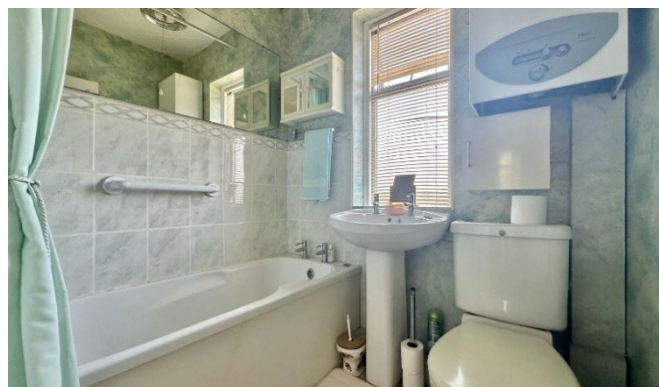
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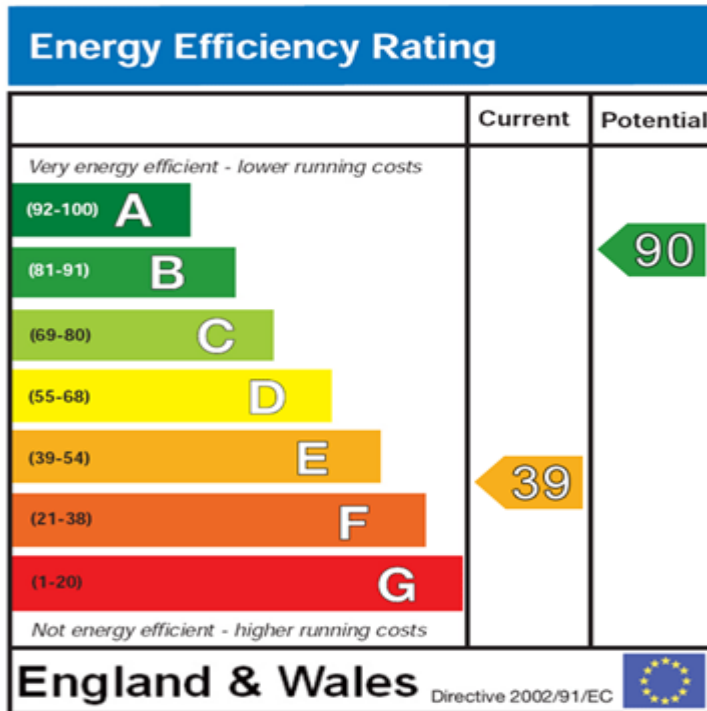
**TENURE - FREEHOLD**

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.

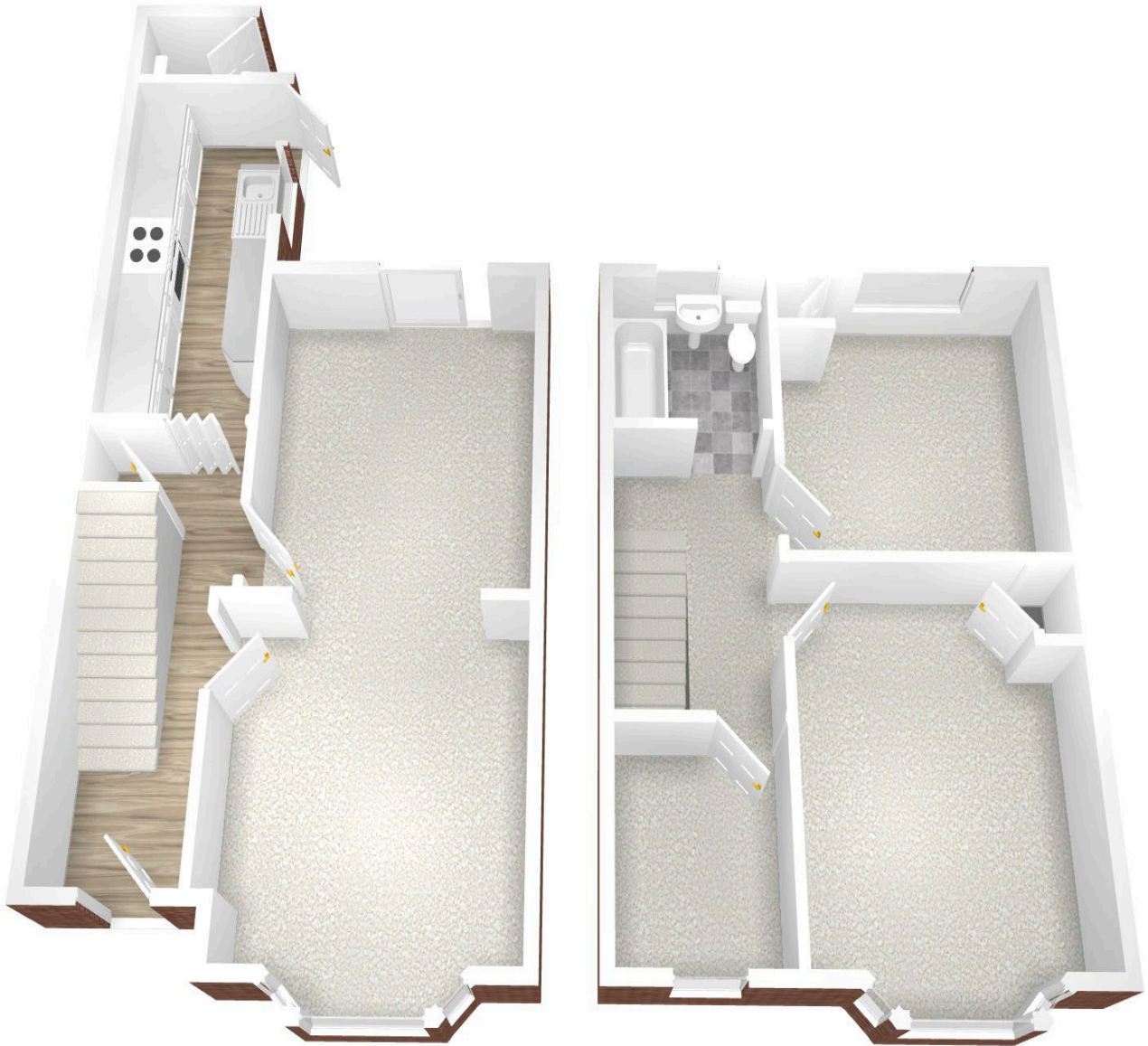


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**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.