



JULIE PHILPOT  
RESIDENTIAL



## 189 Humber Road | Coventry | CV3 1NZ

£295,000

A very spacious semi detached townhouse with the added benefit of THREE PARKING SPACES & A GARAGE. This is a great family sized property as well an ideal investment for a potential landlord. The accommodation is well planned and well presented throughout plus benefits from an easily maintained and sunny rear garden. There are three double bedrooms, master en-suite, a ground floor kitchen/breakfast room, cloakroom and dining/family room. All ideal space for everyone.

- Viewing Essential
- Three Double Bedrooms
- Master En-Suite
- Garage & Three Parking Spaces



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

With radiator, cloaks storage cupboard and Danfoss central heating programmer.

### **CLOAKROOM**

With w.c., pedestal wash basin and radiator.

### **KITCHEN/BREAKFAST ROOM**

13' 7" x 10' 2" (4.14m x 3.1m)

Having a range of modern gloss cupboard and drawer units with matching wall cupboards, contrasting worktops and stainless steel sink unit. Integrated appliances to include dishwasher, washer/dryer, four ring gas hob and electric oven. French doors provide direct access to the rear garden.

### **DINING ROOM/FAMILY ROOM**

13' 7" x 11' 6" (4.14m x 3.51m)

With radiator.

### **FIRST FLOOR LANDING**

Having smoke detector and cupboard housing Potterton gas boiler. Airing cupboard housing SAnton unvented hot water cylinder and fitted shelving.

### **FIRST FLOOR LOUNGE**

13' 7" x 11' 6" (4.14m x 3.51m)

With juliet balcony, dual aspects and radiator.

### **DOUBLE BEDROOM**

13' 7" x 9' 5" (4.14m x 2.87m)

With juliet balcony. This room is currently used as a home office.

## SECOND FLOOR LANDING

With radiator, smoke detector and access to roof storage space.

## MASTER BEDROOM

13' 7" x 11' 7" (4.14m x 3.53m)

With radiator and double wardrobe. Door to:

## EN-SUITE SHOWER ROOM

Having fully tiled shower enclosure, pedestal wash basin and w.c. Radiator and extractor fan.

## BATHROOM

13' 2" x 5' 4" (4.01m x 1.63m)

With panelled bath, pedestal wash basin and w.c. complementary tiling, radiator, tall laundry storage unit and bathroom storage unit. Extractor fan and mirror over wash basin. Complementary tiling.

## DOUBLE BEDROOM

9' 8" x 7' 9" (2.95m x 2.36m)

With radiator.

## OUTSIDE

### PARKING SPACES

There are two parking spaces to the front and side of the property.

## SINGLE GARAGE

Having an up and over door. An additional parking space is located in front of the garage.

## GARDEN

To the rear of the property is a sunny low maintenance rear garden.

## FIXTURES & FITTINGS

Carpets, curtains and light fittings are included in the sale. The



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

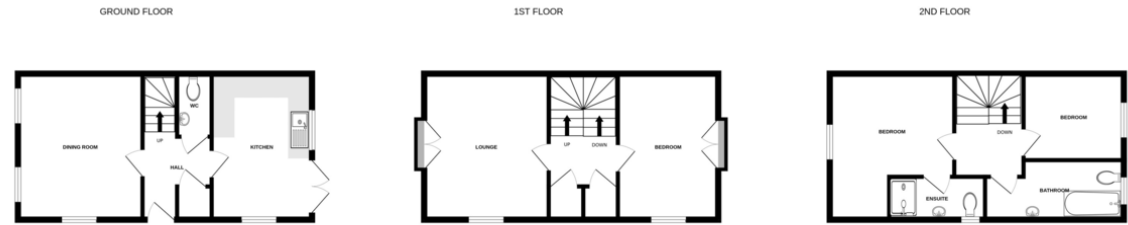
## Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60