



Evesham Walk, Coventry

Offers in Region of £375,000



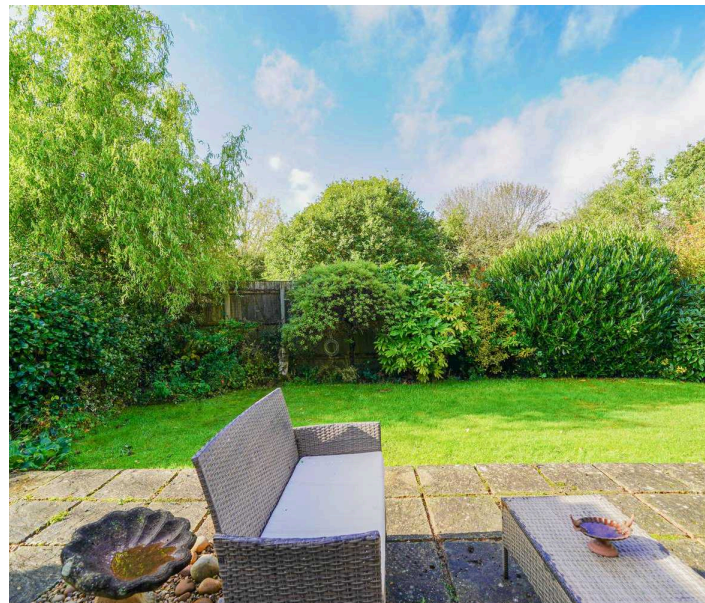


PROPERTY OVERVIEW

This well maintained two bedroom detached bungalow is positioned in a quiet cul de sac and backs onto open countryside to the rear. Located in close proximity to Warwick University, Cannon Park shopping centre and the A45 the property is available to purchase with no onward chain and benefits from UPVC double glazing and gas central heating and provides potential purchasers with:- enclosed porch, entrance hallway, lounge, dining room with French doors to the rear garden, kitchen, sun lounge, guest WC, two bedrooms and a re-fitted luxury shower room.

Outside the property enjoys a private West facing rear garden that backs onto a green space, driveway parking for two vehicles and a single garage.

Viewing is by appointment with Xact on 01676 534 411.





PROPERTY LOCATION

Cannon Park is ideally located for access to Warwick University and Cannon Park shopping centre with all its amenities, additionally Canley train station is nearby providing links to Coventry train station and onward services to major destinations including London Euston and Birmingham New Street. For travelling by road, the property is minutes away from A45 providing access to the Midlands motorway network. Situated in a quiet cul-de-sac Evesham Walk benefits from nearby green space with the convenience of transport and amenities nearby.

Council Tax band: E

Tenure: Freehold

- Detached Two Bedroom Bungalow
- No Onward Chain
- Lounge, Dining Room & Sun Lounge
- Two Double Bedrooms
- Refitted Shower Room
- Single Garage & Driveway Parking
- West Facing Rear Garden
- Conveniently Located for Warwick University & A45

PORCH

ENTRANCE HALLWAY

WC

LOUNGE

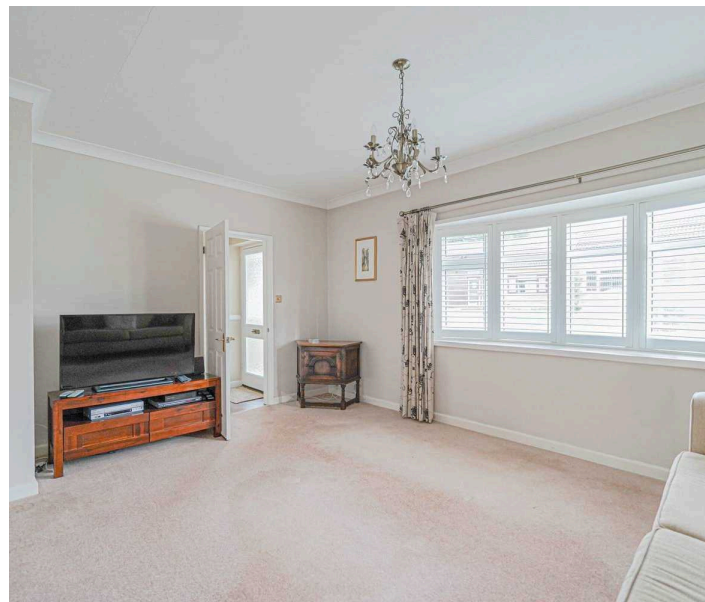
15' 11" x 12' 10" (4.85m x 3.91m)

DINING ROOM

9' 11" x 9' 1" (3.02m x 2.77m)

KITCHEN

10' 6" x 9' 11" (3.20m x 3.02m)



**SUN LOUNGE**

13' 2" x 7' 10" (4.02m x 2.39m)

BEDROOM ONE

13' 6" x 12' 1" (4.11m x 3.68m)

BEDROOM TWO

10' 0" x 9' 3" (3.05m x 2.82m)

SHOWER ROOM**OUTSIDE THE PROPERTY****GARAGE****TOTAL SQUARE FOOTAGE**

98.1 sq.m (1056 sq.ft) approx.

DRIVEWAY PARKING FOR TWO VEHICLES**PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, blinds and light fittings, garden shed, greenhouse and fitted wardrobes, dressing table with drawer unit and bedside table in one bedroom.

ADDITIONAL INFORMATION

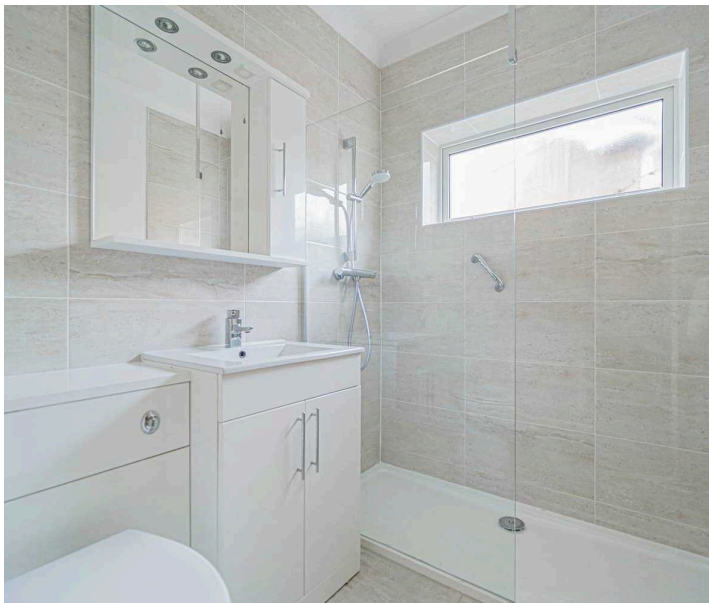
Services - water meter, mains gas, electricity and sewers. Loft space - part boarded with lighting.



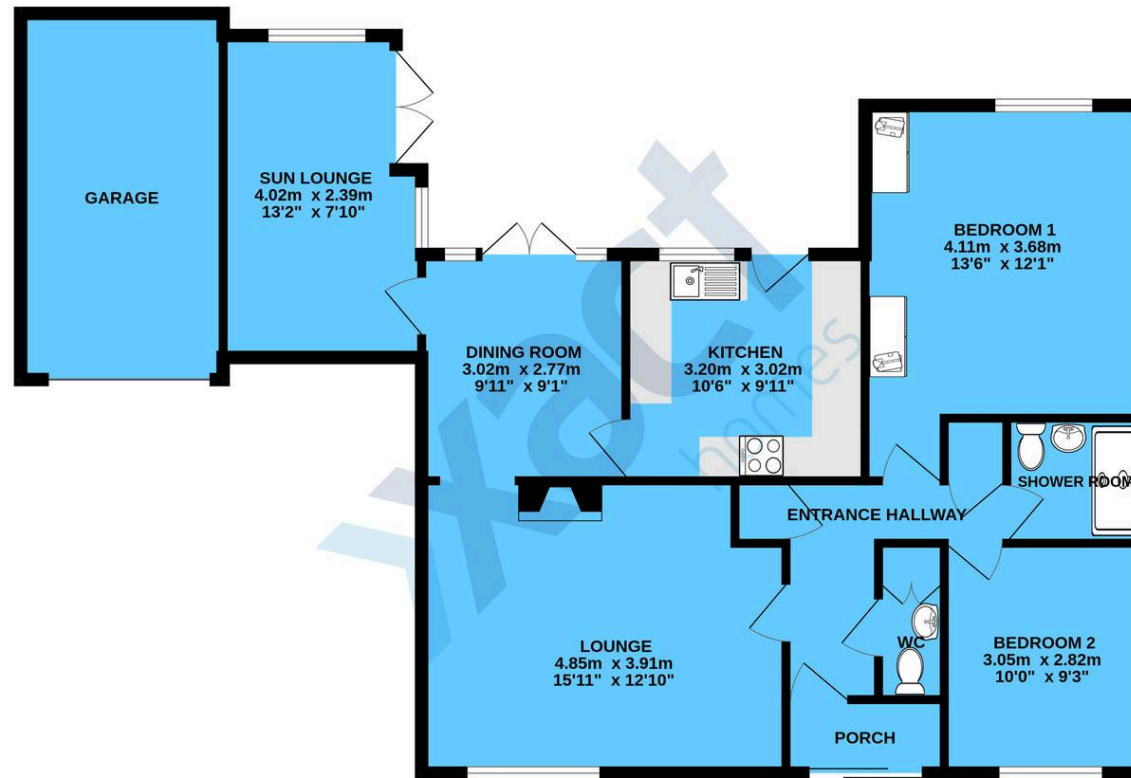


INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



TOTAL FLOOR AREA : 98.1 sq.m. (1056 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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