



## 39 Abbeydale Close, Binley, Coventry, CV3 2NS

Asking Price £230,000



### Three Bedroom Semi-Detached House

Spacious Through Lounge Diner

Three Bedrooms to the First Floor

Large Bathroom

South Facing Rear Garden

Driveway with Ample Parking

Integral Garage

UPVC Double Glazing

Gas Central Heating

EPC – D (68)

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

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**Entrance**

Composite door into the hallway:

**Hallway**

Central heating radiator, understairs storage, stairs off to the first floor, doors to the kitchen and lounge.

**Kitchen**

2.5m (8' 2") x 1.9m (6' 3")

Fitted Kitchen, Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, space for fridge/freezer, central heating radiator, window hatch into the dining room, composite door to the side and a UPVC Double glazed window to the side.

**Through Lounge Diner**

(4.8m (15' 9") x 2.8m (9' 2") x (5.1m (16' 9") x 1.9m (6' 3"))

Two Central heating radiators, space for dining table, UPVC Double glazed sliding door out onto the patio, UPVC Double glazed window overlooking the rear, window hatch into the kitchen.

**Landing**

Access to the loft, airing cupboard, UPVC Double glazing window to the side, all rooms off:

**Bedroom One**

4.0m (13' 1") x 3.0m (9' 10")

Central heating radiator, UPVC Double glazed window to the rear.

**Bedroom Two**

2.4m (7' 10") x 4.1m (13' 5") (into wardrobes)

Central heating radiator, UPVC Double glazed window to the front.

**Bedroom Three**

3.1m (10' 2") x 2.0m (6' 7")

Central heating radiator, UPVC Double glazed window to the rear.





**Bathroom**

2.0m (6' 7") x 2.6m (8' 6") (max)

Wooden panelled bath, low level WC, hand wash basin, large cupboard for storage & housing Valiant boiler.

**Garage**

4.9m (16' 1") x 2.4m (7' 10")

Direct access from the driveway with an up & over door, large storage space.

**Front**

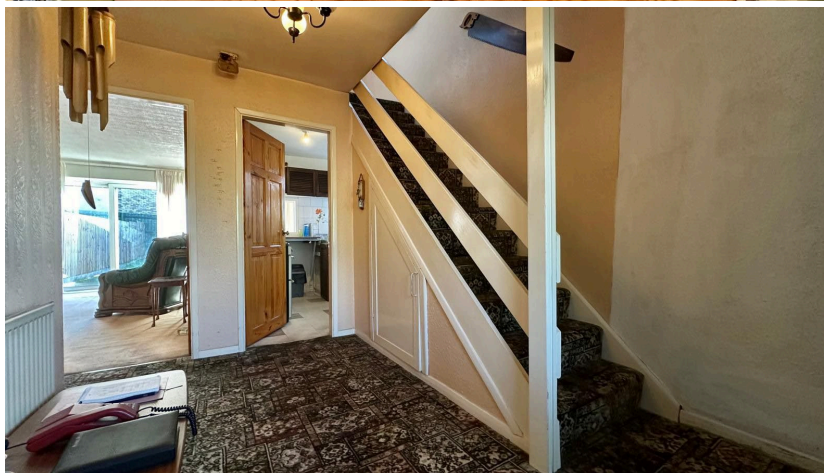
Spacious driveway with ample parking, mature plants to the front, wooden fence to the side.

**Rear**

South Facing rear garden with patio area then laid to lawn, outside storage for garden tools, wooden fence to rear and sides, pedestrian side access.

**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



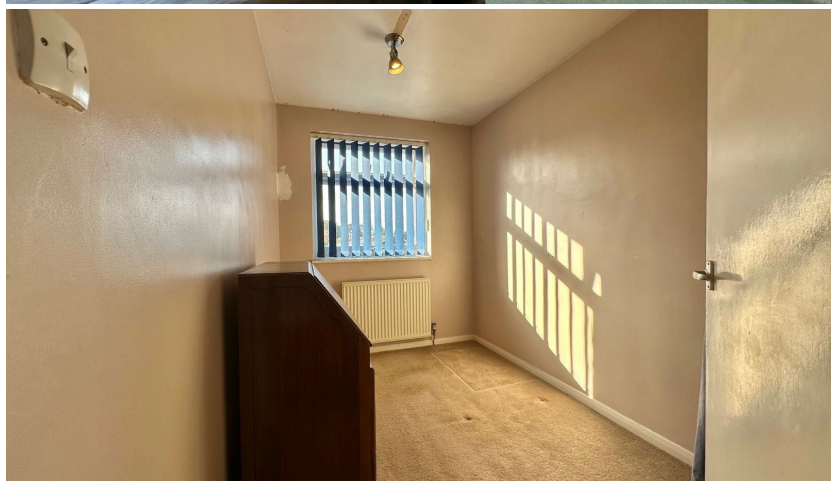
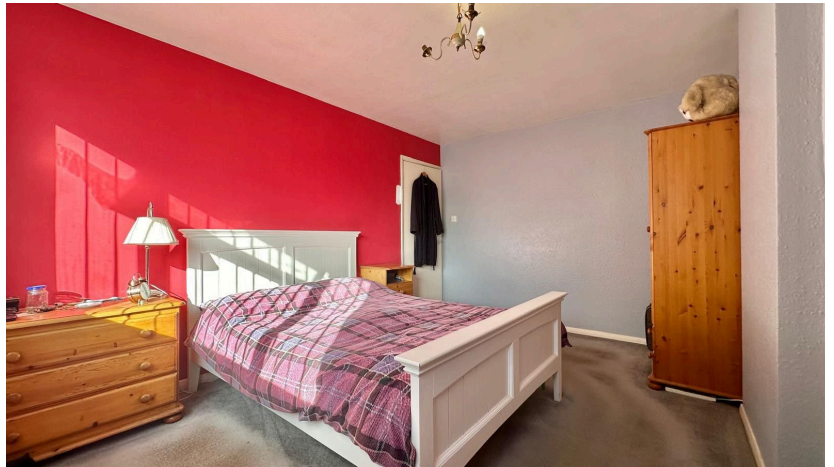


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verification from their solicitor.

**TENURE - FREEHOLD**

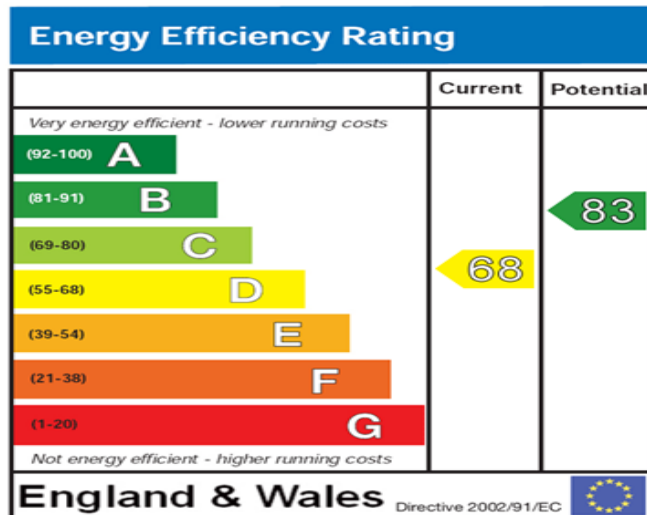
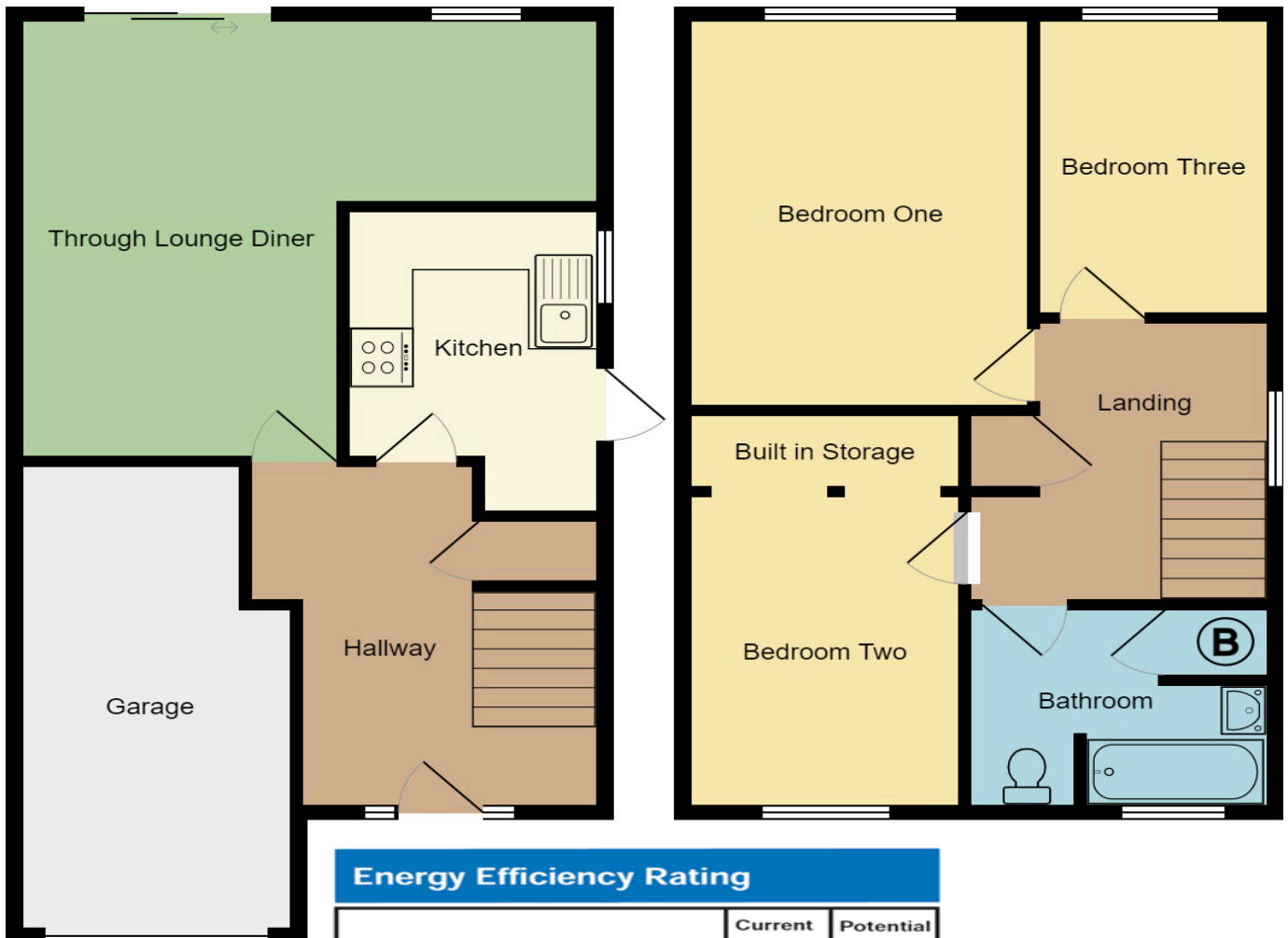
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





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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.