



## 8 Narberth Way, Walsgrave, Coventry, CV2 2LH

Asking Price £250,000



TWO BEDROOM DETACHED BUNGALOW  
SITUATED ON A CORNER POSITION  
THROUGH LOUNGE/DINER  
FITTED KITCHEN  
FITTED SHOWER ROOM  
GAS CENTRAL HEATING AND UOPVC DOUBLE GLAZING  
GARAGE TO REAR

## Accommodation Comprises

### Porch

Door into Porch with side glass panels. Door into:

### Hallway

Central heating radiator, door to storage cupboard. Tiled floor Doors to Kitchen, bathroom, Lounge and two bedrooms.

### Shower Room

1.6m (5' 3") approx x 1.9m (6' 3") approx

White suite comprising wash hand basin with vanity cupboard below and built in WC. Shower cubicle with wall mounted shower. Fully tiled walls and flooring. Chrome heated towel rail. upvc Double glazed window to the front.

### Kitchen

2.4m (7' 10") approx x 3.2m (10' 6") approx

White-fitted Kitchen comprising ample wall and base units and drawers, with work tops over. Stainless steel single drainer sink unit with mixer tap. Intergrated gas hob with extractor over, and built-in oven. Space for fridge freezer and space and plumbing for washing machine. Tiled splashback. Tiled Flooring.

### Through Lounge/Dining Room

3.1m (10' 2") approx max x 5.1m (16' 9") approx

Feature fireplace with electric fire and wooden surround. Central heating radiator. upvc Double glazed sliding doors into the conservatory.

### Conservatory

3.3m (10' 10") approx x 1.5m (4' 11") approx

Tiled flooring. UPVC Double glazed windows to the side and front. UPVC Double glazed french doors to the Rear Garden

### Bedroom 1

2.7m (8' 10") approx x 4.2m (13' 9") approx

Central heating radiator. PVC Double glazed window to the front

### Bedroom 2

3.3m (10' 10") approx x 2.8m (9' 2") approx

Central heating radiator. UPVC Double glazed window to the front

## OUTSIDE

### Gardens

Corner position Front and Side Garden: Being laid to lawn





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with slabbed pathway up and to side of house Rear Garden: Fenced to 2 sides with gate to rear and side access, wall to 2 sides. Slabbed garden.

### Garage

Rear Access to Garage. Garage with driveway to up and over door. Electric lighting.

### 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> Directive 2002/91/EC 		

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.

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