



JULIE PHILPOT
RESIDENTIAL



34 Ranulf Croft | Cheylesmore | Coventry | CV3 5FB

A very attractive, tastefully presented traditional three bedroomed property with character situated in a quiet cul de sac in a very popular residential location with excellent amenities being within easy reach. This lovely home benefits from two separate reception rooms an extended kitchen and modern bathroom. To the rear is a sunny and generous size garden along with a detached garage and driveway parking to the front. There are many period features to include oak doors, dado rails and picture rails with modern benefits to also include gas central heating and double glazing.

£325,000

- Lovely Traditional Home
- Period Features
- Garage and Driveway
- Viewing Essential



Property Description

DOOR TO

ENTRANCE HALL

With laminate oak flooring, understairs storage cupboard, dado rail, central heating programmer and radiator.

LOUNGE

12' 5" x 12' 3" (3.78m x 3.73m)

A delightful lounge with bay window, feature stone fireplace with recently refitted gas fire and to either side is useful built in storage cupboards and shelving. TV aerial connection and radiator.

DINING ROOM

12' 4" x 10' 8" (3.76m x 3.25m)

Having feature fireplace with marble infill and hearth, radiator, picture rail and French double doors providing direct access to the rear garden and seating area.

EXTENDED KITCHEN

20' 4" x 7' 5" (6.2m x 2.26m)

Having an extensive range of cupboard and drawer units with round edged worksurfaces to one side and natural wood worktops to the other side. One and a half bowl stainless steel sink unit with mixer tap over, double cupboard, space and plumbing for both a washing machine and dishwasher under. Further range of cupboard, drawers and wall cupboards, integrated fridge/freezer, four ring gas hob with extractor hood over and electric oven under. Tall cupboard housing the recently fitted Vaillant gas boiler. Complementary tiling and door to rear garden.

STAIRCASE TO FIRST FLOOR LANDING

With radiator, dado rail and access to primarily boarded roof storage space accessed via loft ladder.

BEDROOM ONE

11' 9" x 10' 9" (3.58m x 3.28m)

With built in double wardrobe, radiator, picture rail and rear garden views.

BEDROOM TWO

12' 9" x 11' 0" (3.89m x 3.35m)

A second double room with bay window located to the front of the property. Radiator.

BEDROOM THREE

11' 0" x 5' 9" (3.35m x 1.75m)

A single room located to the front with radiator.

FAMILY BATHROOM

7' 11" x 7' 5" (2.41m x 2.26m)

A fully tiled modern bathroom with panelled bath having fixed head shower and glazed shower screen. Pedestal wash basin, w.c, and heated towel rail. Shaver point, storage area to side and extractor fan.

OUTSIDE

GARAGE

There is a detached garage to the rear.

PARKING

To the front is block paved driveway parking.

REAR GARDEN

The rear garden is a nice size and enjoys a sunny south west aspect. There is a large timber decked patio area which is ideal for outdoor dining, this leads to the area of lawn with well stocked shrubbery borders. Timber fencing forms the boundary and there is a side entrance gate.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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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 D. 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		87 B
69-80	C		
55-68	D	64 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