



79 Stonebury Avenue, Eastern Green, Coventry, CV5 7NY

Asking Price £312,500



Three Bedroom Linked-Detached House
Extended Fitted Kitchen
Spacious Through Lounge Diner
Three Double Bedrooms with Built in Wardrobe Space
Bathroom with Separate Bath & Shower
Well Presented South Facing Rear Garden
Driveway with Direct Access to Large Garage
Gas Central Heating & Double Glazing
No Chain

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

79 Stonebury Avenue, Eastern Green, Coventry, CV5 7NY

Entrance

Door into Porch:

Porch

2.1m (6' 11") x 1.2m (3' 11")

Built in storage cupboard, door to front & rear garden, door to:

Hallway

Central heating radiator, stairs off to the first floor, Double glazed window to the side, door to the kitchen & through lounge diner:

Kitchen

3.1m (10' 2") x 3.9m (12' 10")

Ample wall and base units with work tops over, sink unit with drainer and mixer tap, built in oven & grill with induction hob and extractor over. Built in dishwasher, space for fridge/freezer, space for washing machine & dryer, understairs storage, window hatch into through lounge diner:

Through Lounge Diner

3.4m (11' 2") (max) x 7.0m (22' 12") (max)

Double glazed bay window, electric fire, central heating radiator, Double glazed sliding doors onto patio.

Landing

All rooms off, access to the loft, large airing cupboard housing water tank.

Bedroom One

3.8m (12' 6") x 3.0m (9' 10")

Central heating radiator, double glazed window to the front, built in wardrobe space.

Bedroom Two

2.8m (9' 2") x 3.1m (10' 2")

Central heating radiator, double glazed window to the front, built in wardrobe space.



79 Stonebury Avenue, Eastern Green, Coventry, CV5 7NY

Bedroom Three

2.4m (7' 10") x 3.3m (10' 10")

Central heating radiator, double glazed window to the rear and built in wardrobe space.

Bathroom

2.4m (7' 10") x 2.4m (7' 10") (into shower cubicle)

Low level WC, hand wash basin, panelled corner bath, separate shower cubicle with sliding doors and electric shower, tiled floors & walls.

Garage

4.8m (15' 9") x 2.5m (8' 2")

Up & Over garage door, valiant boiler, power & electrics.

Rear

Slabbed patio area with space for outdoor seating leading up to another patio area then laid to lawn with mature plants, wooden fence to sides and rear.

Front

Driveway with ample parking and direct access to the garage.



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.

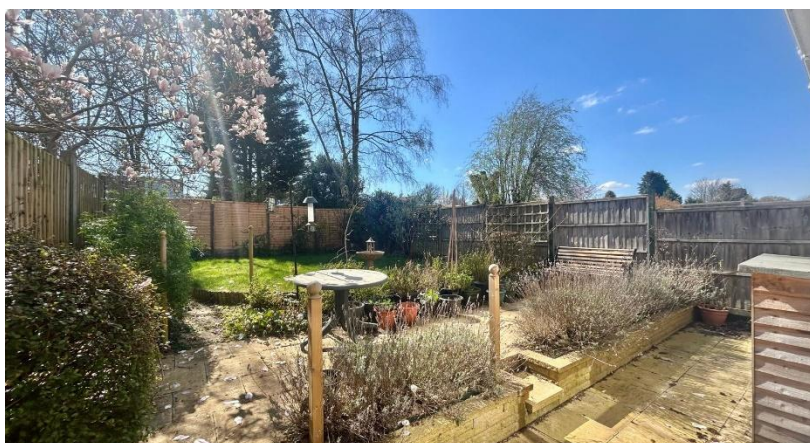
(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

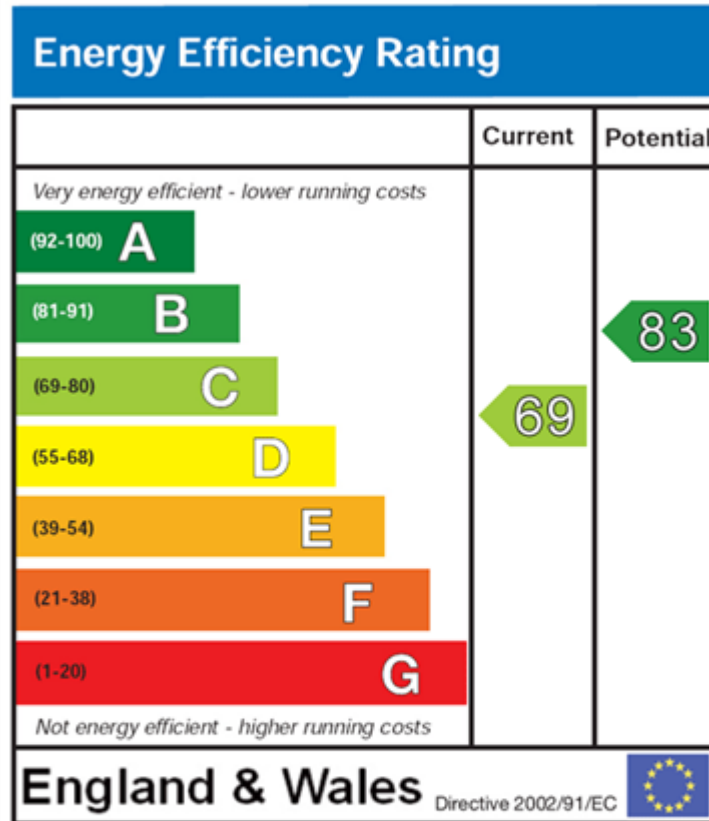
TENURE- FREEHOLD

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.



79 Stonebury Avenue, Eastern Green, Coventry, CV5 7NY





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.