



3 Wade Avenue, Coventry, CV3 6NE

Offers Over £355,000

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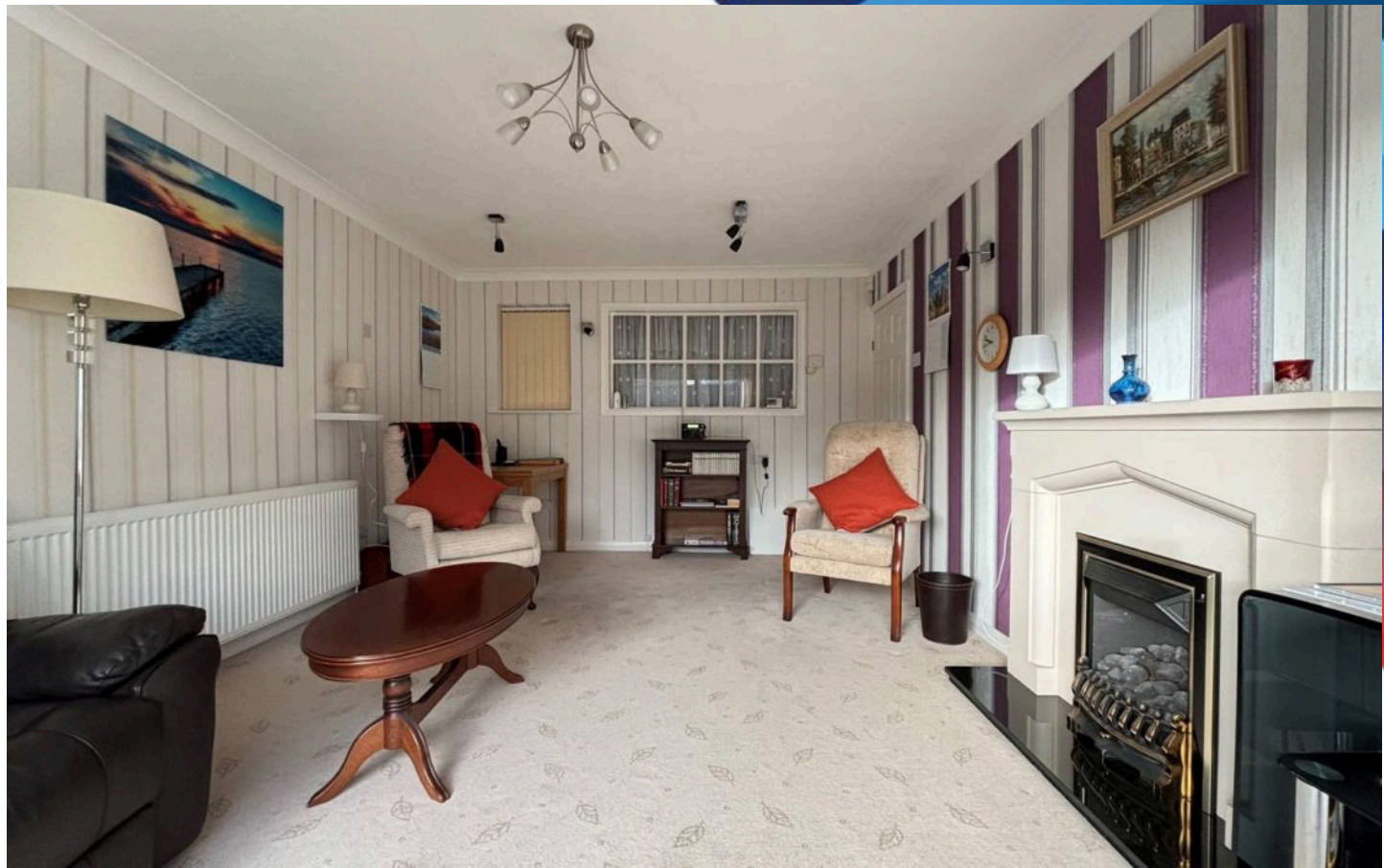


# 3 Wade Avenue

Coventry, CV3 6NE

- Detached Bungalow
- Two Bedrooms
- Lounge
- Kitchen
- Conservatory
- Garden
- Garage
- Freehold
- EPC D (60)
- Council Tax Band D

This detached two bedroom bungalow is situated in a very sought after location in Styvechale Grange, with easy access to the city centre as well as local shops and amenities. The accommodation features: entrance porch, entrance hall, lounge, kitchen, conservatory, two bedrooms, bathroom. Externally there is an easy maintenance garden to the front & rear as well as a driveway and single garage. This property is offered with no onward chain.





**Accommodation comprise****Entrance Porch**

Double glazed door to front, door to hallway.

**Entrance Hall**

Door to front porch, doors to lounge, kitchen, bedrooms & bathroom, radiator.

**Lounge**

Double glazed sliding doors to rear garden, fireplace, TV point, radiator.

**Kitchen**

Double glazed window to conservatory, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, wall mounted gas central heating boiler, gas cooker point, space for fridge/freezer, radiator, door to inner lobby.

**Lobby**

Double glazed door to front, door to conservatory.

**Conservatory**

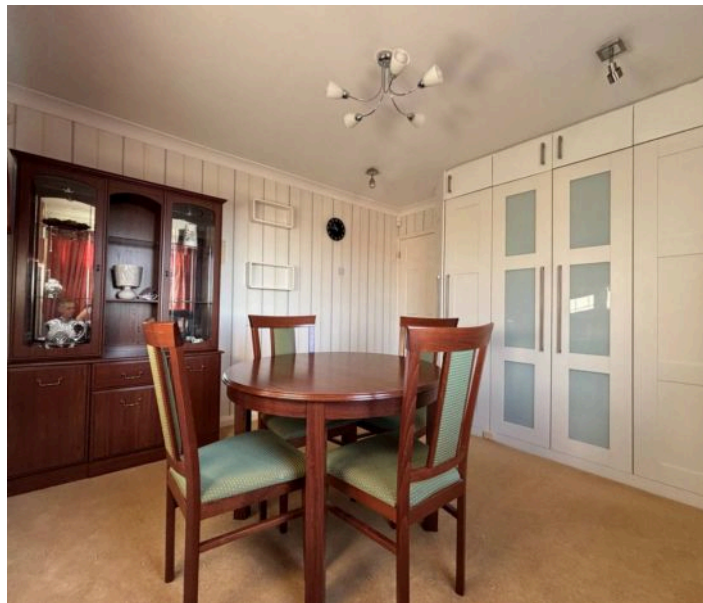
Double glazed window and doors to rear garden, space for washing machine, single bowl stainless steel sink and drainer, radiator.

**Bedroom One**

Double glazed windows to front and side, built in wardrobes, radiator.

**Bedroom Two**

Double glazed window to front, radiator.





**Bedroom One**

Double glazed windows to front and side, built in wardrobes, radiator.

**Bedroom Two**

Double glazed window to front, radiator.

**Bathroom**

Opaque double glazed windows to side, panelled bath with electric shower, low level W.C, wash hand basin, bidet, heated towel rail, radiator.

**Garden**

Patio area, leading to landscaped garden with plants, flowers and bushes, enclosed by timber fence boundary.

**Garage**

Single garage with up & over door to front.

**Driveway**

Block paved driveway providing off road parking in front of the garage.

**Services**

We believe all mains services are connected to the property (not tested).



### Ground Floor

Approx. 98.6 sq. metres (1061.8 sq. feet)



Total area: approx. 98.6 sq. metres (1061.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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