



Spencer Avenue
Earlsdon, Coventry





Spencer Avenue

Earlsdon, Coventry, CV5 6NQ

A deceptively spacious Edwardian three bedroomed single bayed terraced family residence, ideally located close to the heart of Earlsdon, with easy access to the City Centre and railway station. The property is in need renovation but does benefit from gas central heating and double glazing, and is an excellent opportunity for the buyer to create an individual and bespoke home. The well proportioned accommodation briefly comprises; entrance porch, hallway, living room, sitting room, dining room, kitchen, w.c., three good sized bedrooms and bathroom. To the front of the property there is a paved fore garden and paved rear garden surrounded by shrubs. The property also benefits from rear car access which leads to a garage.



Entrance Porch

Part opaque glazed front entrance door with glazed top screen leads to an entrance porch having a further part glazed door with top screen leading to:

Entrance Hallway

Having a staircase with handrail leading to the first floor, under stairs storage recess, radiator and ceiling light point.

Living Room (Front)

14'1" into bay window x 12'11" (4.29m into bay window x 3.94m)

Having a front uPVC double glazed bay window, radiator, power, coved ceiling cornice and two ceiling light points.

Sitting Room

11'10" x 11'3" (3.61m x 3.43m)

Having a fireplace surround, rear uPVC double glazed double opening doors leading out to the rear garden, radiator, power, television aerial point and ceiling light point.

Dining Room

11'5" x 9'5" (3.48m x 2.87m)

Having a side uPVC double glazed window, radiator, power, ceiling light point and door leading to:

Kitchen

9'9" plus recess x 9'5" (2.97m plus recess x 2.87m)

Comprising single drainer stainless steel sink unit with double base unit below, work surface having one double and one single base unit below and three drawers with wall cupboard over, rear and side uPVC double glazed windows, personal side door, radiator, power, light and door leading to:

Ground Floor WC

Having a low level WC, radiator, rear uPVC opaque double glazed window and wall light point.

First Floor Landing

Having a storage cupboard, access to the roof void and ceiling light point.

Bedroom One (Front)

17'1" x 11'11" (5.21m x 3.63m)

Having two front uPVC double glazed windows, radiator, power, coved ceiling cornice and two ceiling light points.

Bedroom Two (Middle)

11'11" x 11'2" (3.63m x 3.40m)

Having a rear uPVC double glazed window, radiator, power and ceiling light point.

Bedroom Three (Rear)

10'10" x 9'5" (3.30m x 2.87m)

Having a rear uPVC double glazed window, built in airing cupboard housing the Worcester boiler, radiator, power and ceiling light point.

Family Bathroom

Comprising low level WC, pedestal wash hand basin, panel bath having Gainsborough electric shower over, full height tiling to walls, side uPVC opaque double glazed window, heated chrome towel rail, wall mounted Dimplex electric fan heater and ceiling light point.

Outside to the Front of the Property

There is a paved foregarden being set back from the road behind a boundary wall with gate giving access to the front door.

Rear Garden

The garden has been paved for ease of maintenance and there are surround stocked flower borders, timber shed and personal rear gate.

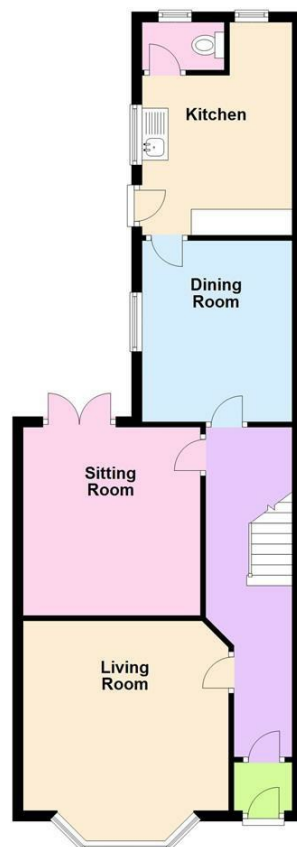
Concrete Sectional Garage

There is rear vehicular access leading to a concrete sectional garage having an up and over door and side windows.



Call for your **FREE VALUATION**

Ground Floor
Approx. 61.0 sq. metres (656.3 sq. feet)



First Floor
Approx. 54.0 sq. metres (580.8 sq. feet)



Total area: approx. 114.9 sq. metres (1237.2 sq. feet)

Any measurements on this plan are for display purposes only
Plan produced using PlanUp.



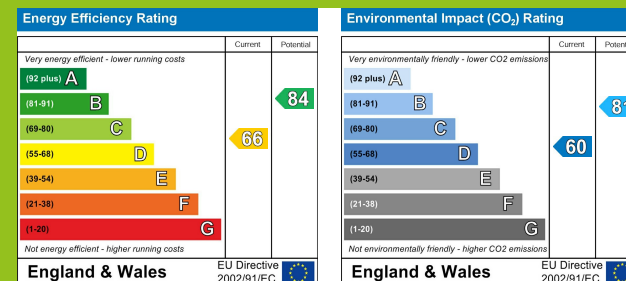
home sales • lettings • surveys • new homes & land

City Centre
20 New Union Street
Coventry, CV1 2HN
024 7622 2022
sales@payne-cov.com

Earlsdon
221 Albany Road
Coventry, CV5 6NF
024 7667 7000
earlsdon@payne-cov.com

Daventry Road
165 Daventry Road
Coventry, CV3 5HF
024 7650 3070
daventryroad@payne-cov.com

Walsgrave Road
312 Walsgrave Road,
Coventry, CV2 4BL
024 7645 5555
walsgrave@payne-cov.com



Disclaimer:

Payne Associates give notice to prospective purchasers or lessees that they must not rely upon any statement herein as representation of fact but they should make their own inspection or commission a survey. The owners do not make or give and neither Payne Associates nor their employees have any authority to make or give any representation or warranty whatsoever in relation to this property. All reasonable efforts have been made to ensure the accuracy of these Sales Particulars including the approximate measurements stated. However, these are for general guidance only. Photographs are provided to give a general impression but it must not be inferred that all items shown are included for the sale with the property. Payne Associates have not tested any apparatus, equipment, fittings and fixtures or services & so cannot verify that they are in working order or fit for their purpose. Any purchaser is advised to obtain verification from their Surveyor or solicitor.

