Lavender Avenue, Coventry
£240,000

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- Mid Terraced Property
- Four Bedrooms
- Sizeable Bedroom on Second Floor
- Downstairs W/C
- Attractive Kitchen/Diner
- NO CHAIN

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NO CHAIN SALE Here we have an excellent opportunity to purchase a four bedroom, mid terraced property located in Coundon in Coventry, a short distance from the City Centre and local amenities. Benefits include a sizeable bedroom on the second floor, a downstairs W/C and central heating and double glazing throughout. In brief, the property comprises; hall, lounge, kitchen/diner and W/C to the ground floor. To the first floor there are bedrooms Two, Three and Four and the bathroom. Bedroom One is situated on the second floor. There is also a hard-landscaped rear garden and on-road parking. Viewing is strongly advised.

HALL Having stairs ascending to the first floor and doors leading to the lounge and kitchen/diner.

LOUNGE 13' 5" x 12' 6" (4.09m x 3.81m) Having a double glazed bay window to the front aspect and a central heated radiator.

KITCHEN/DINER 16' 1" x 15' 5" (4.9m x 4.7m) An attractive kitchen/diner with double glazed glass doors leading out into the rear garden, a central heated radiator and a double glazed window in the kitchen to the rear aspect. The kitchen includes wall and base mounted units with work surfaces over, a range-style cooker with a gas hob and extractor fan over, stainless steel sink drainer and mixer tap and space for appliances. Also with a door accessing the lobby.

LOBBY Giving access to the downstairs W/C.

W/C With a low level W/C and hand wash basin.

LANDING With stairs rising from the ground floor and ascending to the first floor, and doors leading to accommodation.

BEDROOM TWO 10' 10" x 10' 10" (3.3m x 3.3m) A double bedroom with a central heated radiator and double glazed window to the front aspect.

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BEDROOM THREE 10' 2" x 9' 2" (3.1m x 2.79m Max) A double bedroom with a central heated radiator and double glazed window to the rear aspect.

BEDROOM FOUR 8' 2" x 5' 11" (2.49m x 1.8m) With a central heated radiator and double glazed window to the rear aspect.

BATHROOM A fully tiled bathroom with a bathtub with shower over, pedestal wash basin, low level W/C and double glazed opaque window to the rear aspect.

BEDROOM ONE 13' 5" x 13' 1" (4.09m x 3.99m) A sizeable bedroom situated on the second floor and benefitting from access to an eaves storage cupboard, a central heated radiator and double glazed windows to the front and rear aspects.

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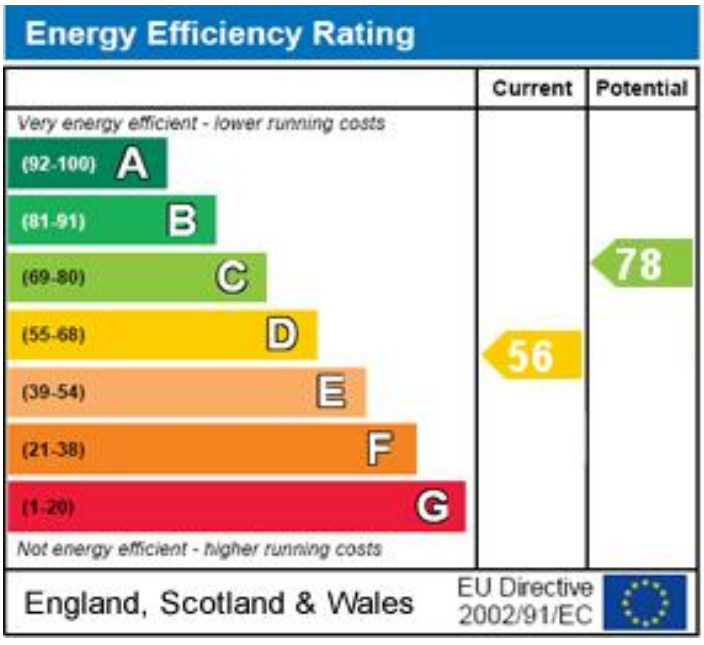

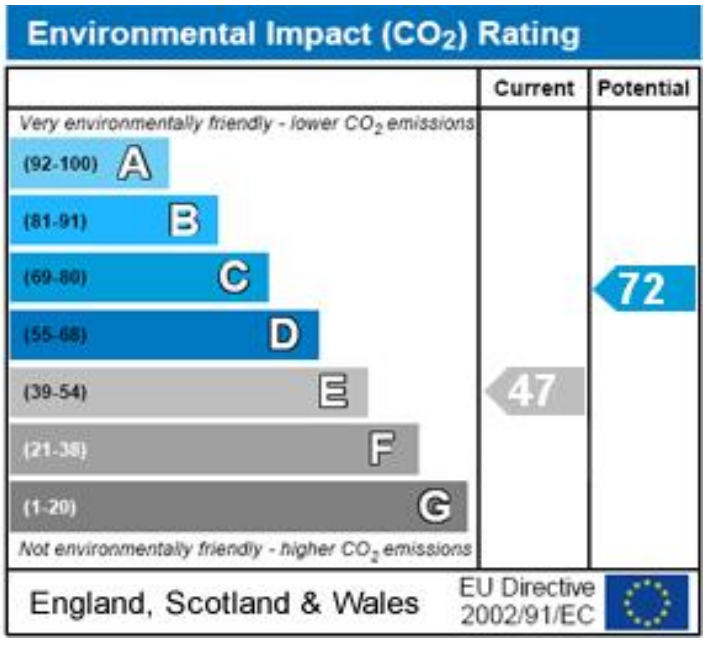

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2: These particulars do not constitute part or all of an offer or contract.
3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
4: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office
and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
5: Up Estates has not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify they are in working order or fit for their purpose.
6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.