



Purefoy Road
Cheylesmore, Coventry





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Cheylesmore, Coventry, CV3 5GL

A well presented traditional double bayed halls together end-terrace property situated in an elevated position and enjoying. A private aspect to the rear. The property is conveniently positioned close to an excellent array of amenities within Cheylesmore as well as being within easy access of the City Centre and Railway Station. The property benefits from uPVC double glazing and gas central heating and is offered for sale with no further chain involved. In brief the accommodation comprises reception hall, through lounge/dining room, recently fitted kitchen, lean-to utility, first floor landing, three bedrooms and modern fully tiled bathroom with shower. To the outside there is a low maintenance split level front garden and a good sized private mature rear garden with useful workshop/store.



Entrance

Arched recessed porch entrance leads to a part obscure glazed entrance door with matching side panels leading into a:

Reception Hall

With central heating radiator, wood floor, staircase leading off to the first floor with useful understairs storage cupboard and doors leading off to the following accommodation:

Through Lounge/Dining Room

23'2 x 10'8 (7.06m x 3.25m)

With uPVC double glazed front bay window, central heating radiator, TV aerial, further central heating radiator, inset stainless steel pebble effect electric fire, two ceiling light points and uPVC double glazed double opening french doors leading out onto the rear garden.

Recently Re-fitted Kitchen

10'1 x 5' (3.07m x 1.52m)

With fitted worktop surfaces with inset stainless steel single drainer sink unit with a base cupboard below, space for appliance, gas cooker point, three drawer base unit and base unit with drawer, double and single door matching wall cupboards, central heating radiator, tiled floor, recess providing space for fridge/freezer, uPVC double glazed side and rear windows and uPVC part double glazed door leads to a rear lean to utility with fitted work surface with space and plumbing below for washing machine, further space for appliances, power installed and hardwood door with inset glazed panel leads out onto the rear garden.

First Floor Landing

With access to loft space, three bedrooms and bathroom leads off as follows:

Bedroom One (Front)

12'4 x 10'3 (3.76m x 3.12m)

With uPVC double glazed front bay window, central heating radiator with feature cover.

Bedroom Two (Rear)

11'2 x 10'2 (3.40m x 3.10m)

With uPVC double glazed rear window and central heating radiator.

Bedroom Three (Front)

6'10 x 5'8 (2.08m x 1.73m)

With uPVC double glazed front window and central heating radiator.

Refurbished Fully Tiled Modern Bathroom

With white suite comprising P shaped bath with mixer shower, shower screen, vanity wash hand basin with low level W.C., tiled floor, fully tiled walls in modern and complementary ceramics, chrome heated towel rail, extractor fan, inset ceiling spotlighting and uPVC obscure double glazed rear window.

Outside to the Front

There is an elevated split level gravel garden with low level brick boundary wall and stepped pathway leading to the front door, a shared side pathway provides gated access through into the rear garden.

Rear Garden

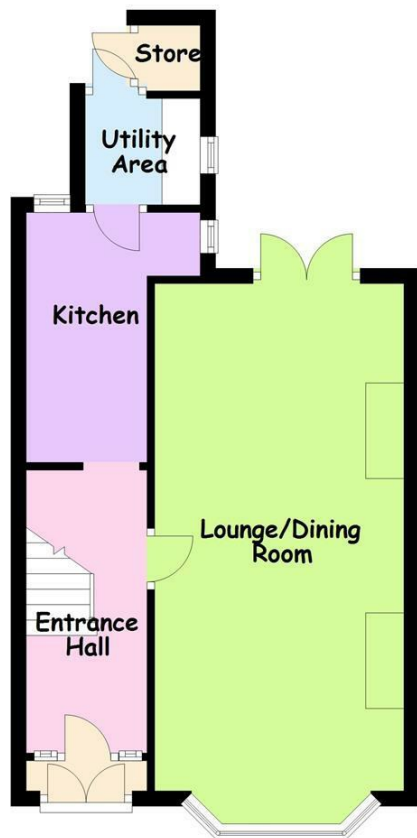
With patio area in decking, outside store, attractive private mature garden with shaped lawn, flower stock borders with fencing to both sides, a further rear decked patio area with concrete sectional workshop/store and rear pedestrian gate out onto a security gates access.



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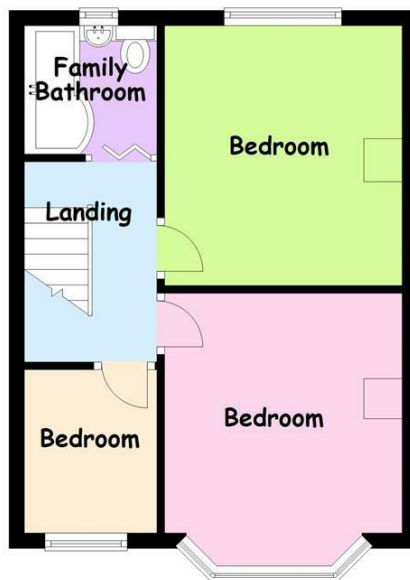
Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.7 sq. feet)



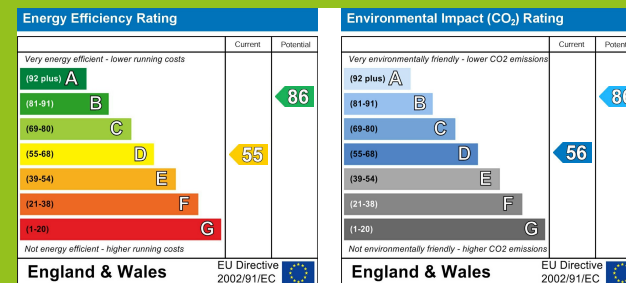
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