



VIEW 360°  
VIRTUAL TOUR



Newington Close  
Coundon, Coventry





# Newington Close

## Coundon, Coventry, CV6 1PQ

\*\*\*NO UPWARD CHAIN\*\*\* A traditional semi detached three bedroom property occupying this highly sought after position within the popular residential area of Coundon. Within popular primary and secondary schools catchment the property briefly comprises entrance hallway, lounge, dining room with views to the rear, fitted kitchen, first floor landing, three generous sized bedrooms and family bathroom. Externally the property has neatly laid out front and rear gardens with driveway for off street parking and single garage.



## Front Garden

To the front is a shaled area with low level boundary wall and paved driveway leading to garage.

## Entrance Porch

Accessed via uPVC composite door with obscure glazed panelling with tiled flooring, ceiling light point and hardwood door opening into:

## Entrance Hallway

With staircase rising to first floor, gas central heating radiator, obscure upvc window to the side elevation, carpeting throughout, ceiling light point, useful understairs storage and doors leading off to the following:

## Lounge

### 13'9" x 11'9" (4.19m x 3.58m)

With double glazed windows to the front elevation, coal effect gas fire with marble hearth and feature wooden surround, TV aerial point, gas central heating radiator, ceiling light point, wall light point, carpeting throughout, power and sliding doors opening into:

## Dining Room

### 11'3" x 9'9" (3.43m x 2.97m)

With sliding doors opening into rear garden, gas central heating radiator, ceiling light point, power and carpeting throughout.

## Kitchen

### 11'8" x 8'2" (3.56m x 2.49m)

With rolltop work surfaces extending to three sides, inset stainless steel sink unit with drainer, base and eye level storage cupboards, vinyl flooring throughout, gas central heating radiator, space and plumbing for automatic washing machine, dual aspect windows to the side and rear elevations, two ceiling light points, useful understairs storage and uPVC door leading through to enclosed rear garden.

## First Floor Landing

With airing cupboard housing 'Vaillant' combination boiler, ceiling light point, uPVC window to the side elevation, carpeting throughout and doors off to the following accommodation:

## Bedroom One (Front)

### 12' x 12' (3.66m x 3.66m)

With double glazed window to the front elevation, gas central heating radiator, ceiling light point, carpeting throughout, power and telephone point.

## Bedroom Two (Rear)

### 11'3" x 10' (3.43m x 3.05m)

With double glazed window to the rear elevation, gas central heating radiator, ceiling light point, carpeting throughout and power.

## Bedroom Three

### 8'3" x 6'2" (2.51m x 1.88m)

With double glazed window to the front elevation, gas central heating radiator, ceiling light point, useful over-stairs storage, carpeting throughout and power.

## Bathroom

### 8'1" x 5'5" (2.46m x 1.65m)

With matching avocado suite comprising: low level WC, panelled bath with 'Triton' power shower over, wash hand basin, gas central heating radiator, obscure upvc window to the side elevation, ceiling light point and carpeting throughout.

## Rear Garden

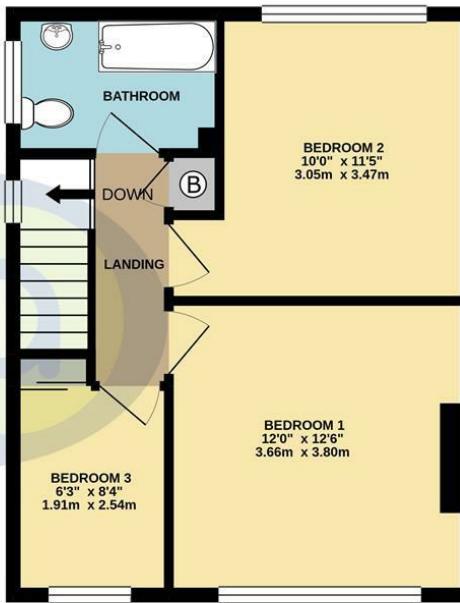
To the rear is a paved patio area with lawned garden, herbaceous borders, substantial fencing to all sides and useful timber framed storage shed.



Call for your **FREE VALUATION**



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Total area: approx.  
sq ft

#### Disclaimer:

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#### 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

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 76                      | 62        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

