



Laburnum Avenue
Coundon, Coventry





Laburnum Avenue

Coundon, Coventry, CV6 1EH

A traditional single stone bay end of terrace family home offering ample off street parking. Situated in this popular part of Coundon close to Christ The King, local shops, good school catchments and excellent links to the City Centre. The uPVC double glazed and gas centrally heated accommodation briefly comprises entrance hall, spacious open plan lounge/ diner, fitted kitchen, first floor landing, three bedrooms, shower room, block paved driveway providing off-road parking and enclosed well maintained rear garden.



To the Front

There is a block paved driveway providing off street parking leading to recessed entrance door.

Entrance Hallway

Access via uPVC composite door with obscure glazed paneling, laminate flooring throughout with gas central heating radiator, staircase rising to the first floor with useful understairs storage and doors leading off to kitchen and lounge/diner as follows.

Lounge/Dining Room

26'0 x 12'3 into bay (7.92m x 3.73m into bay)

With uPVC bay window to the front elevation, coal effect gas fire with marble hearth and feature surround, television aerial point, telephone point with laminate flooring throughout, two gas central heating radiator, two ceiling light points, two wall light points with uPVC double doors leading to enclosed rear garden.

Kitchen

15'3 x 7'6 (4.65m x 2.29m)

With roll top work surfaces extending to two sides, inset stainless steel sink with four ring Samsung induction hob with base and eye level storage, tiled splashbacks over counter, space and plumbing for automatic washing machine, undercounter dishwasher, two ceiling light points with uPVC window to the side elevation, uPVC stable door leading to enclosed rear garden.

External W.C.

Low level W.C., ceiling light point and obscure window.

First Floor Landing

With doors off to all bedrooms and family bathroom as follows, ceiling light point and loft access hatch.

Bedroom One (Front)

12'4 x 10'4 (3.76m x 3.15m)

With uPVC window to the front elevation, gas central heating radiator, ceiling light point being carpeted throughout with power.

Bedroom Two (Rear)

12'0 x 10'9 (3.66m x 3.28m)

With uPVC window to the rear elevation with boiler cupboard housing the Baxi combination boiler, ceiling light point, gas central heating radiator being carpeted throughout with power.

Bedroom Three (Front)

9'0 x 7'4 (2.74m x 2.24m)

With uPVC window to the front elevation, gas central heating radiator, ceiling light point with laminate flooring throughout and power.

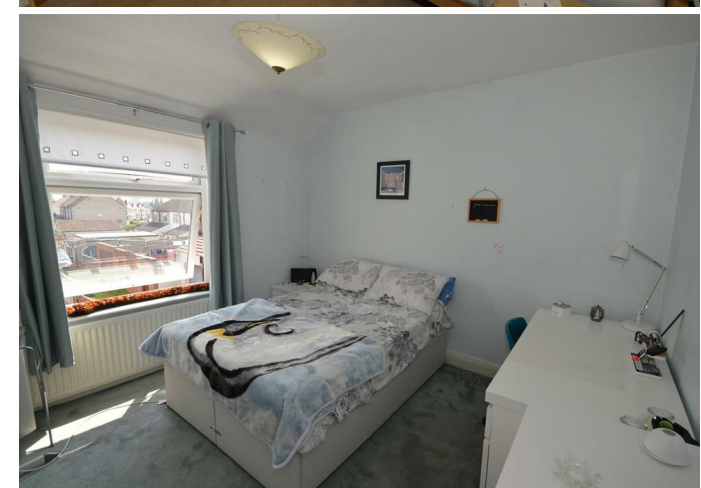
Shower Room

5'8 x 5'5 (1.73m x 1.65m)

With raised shower cubicle with sliding glass screen, power shower over, low level W.C., wash hand basin, gas central heating radiator with obscure uPVC window to the rear elevation, ceiling light point with vinyl flooring.

Rear Garden

To the rear is a paved patio area with partial lawn area, large opening gates leading to the rear with further side access gate, substantial fencing to all sides and borders.



Call for your **FREE VALUATION**



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.
Made with Metropix ©2020

Total area: approx. sq ft



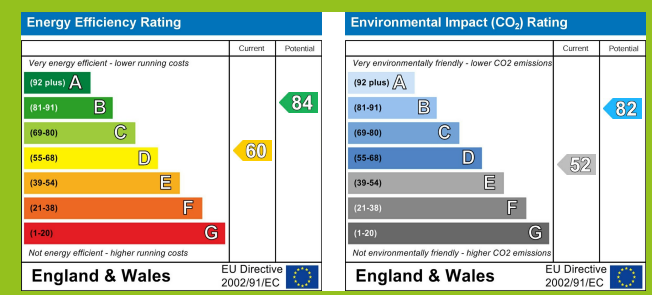
home sales • lettings • surveys • new homes & land

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

Earlsdon
221 Albany Street
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.

