



Ro Oak Road
Coundon, Coventry





Ro Oak Road Coundon, Coventry, CV6 1EE

A well maintained three bedroom terraced property in the popular area of Coundon, ideally placed for local shops, nearby schools and access to the City Centre. Having uPVC double glazing and gas central heating the property briefly comprises entrance hallway, spacious through lounge, open plan kitchen/ diner, first floor landing, three generous sized bedrooms and family bathroom. The front of the property is shaded front garden, to the rear is a paved patio area with lawn garden.



Front Garden

To the front of the property is a low maintenance shaded fore garden with low level boundary wall.

Entrance Hallway

Accessed via uPVC composite door with obscure side panels, with staircase rising to the first floor, gas central heating radiator, ceiling light point, telephone point, laminate flooring throughout, double doors opening into lounge, door opening into kitchen, and useful understairs storage housing meters.

'L' Shaped Kitchen Diner

18'5" x 6'6" max (5.61m x 1.98m max)

With roll top work surfaces extending to three sides, inset one and a half bowl stainless steel sink unit with drainer, four ring induction hob with extractor unit over, fitted 'Indesit' oven, space and plumbing for automatic washing machine, integrated dishwasher, base and eye level storage units, ceiling spotlights, uPVC window to the rear elevation, gas central heating radiator, uPVC double doors leading to enclosed rear garden, opening leading through to:

Spacious Open Lounge

23'6" x 13'6" max (7.16m x 4.11m max)

With uPVC windows to the front elevation, two gas central heating radiators, open fireplace with feature surround, laminate flooring throughout, two ceiling light points, TV aerial point, telephone point and power.

First Floor Landing

With doors off to the following accommodation:

Bathroom

8'4" x 6' (2.54m x 1.83m)

With matching suite comprising: low level WC, wash hand basin, panelled bath with power shower over, uPVC window to the rear elevation, gas central heating radiator and ceiling light point.

Bedroom Two (Rear)

13'6" x 10'4" (4.11m x 3.15m)

With uPVC window to the rear elevation, gas central heating radiator, ceiling light point and power.

Bedroom One

13'3" x 13' (4.04m x 3.96m)

With uPVC window to the front elevation, gas central heating radiator, TV aerial point, ceiling light point and power.

Bedroom Three

7' x 6'5" (2.13m x 1.96m)

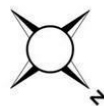
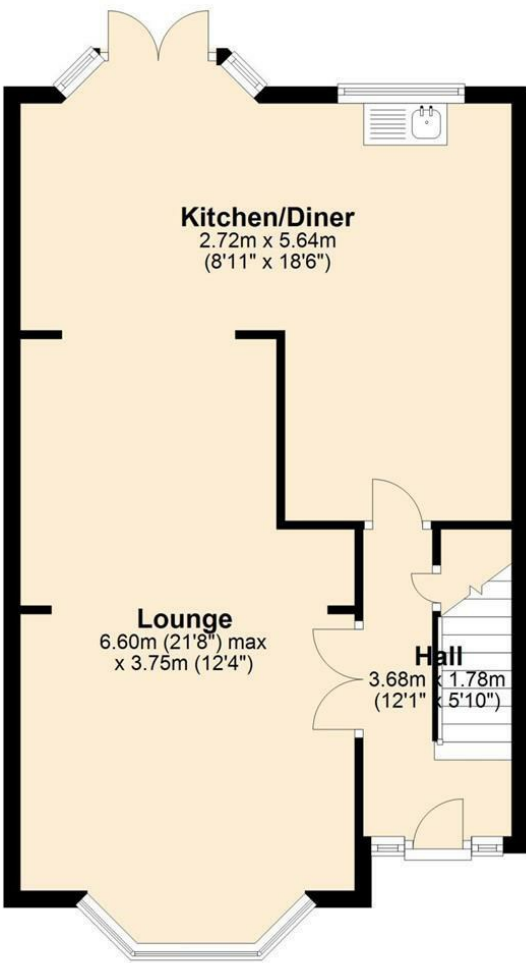
With uPVC window to the front elevation, gas central heating radiator, ceiling light point and power.

Rear Garden

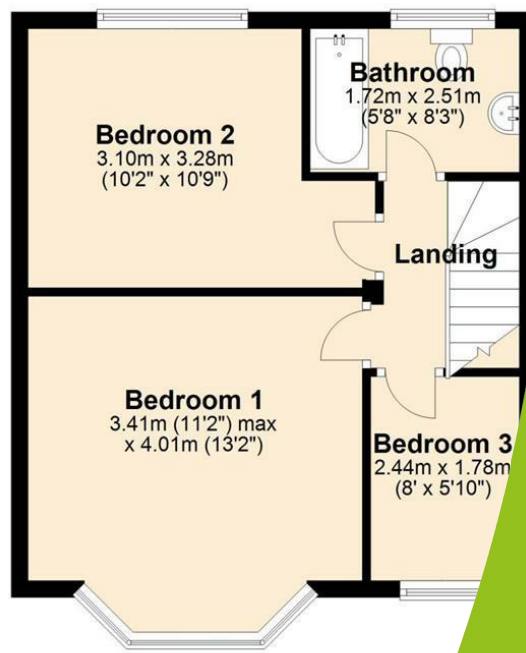


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Ground Floor



First Floor



Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys Ltd Tel: 02476 291 555
Plan produced using PlanUp.

**Total area: approx.
sq ft**



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	71		86
		68	84
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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