



**£185,000**

Burnaby Road, Coventry

End of Terrace | 3 Bedrooms | 1 Bathroom

**Benburys**  
SALES AND LETTINGS

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# Step Inside

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## Key Features

- END TERRACED
- THREE BEDROOMS
- KITCHEN DINING ROOM
- BATHROOM WITH ELECTRIC SHOWER
- GAS CENTRAL HEATING
- GOOD SIZE GARDEN
- CLOSE TO MOTORWAY NETWORKS

## Property Description

THREE BEDROOMS\*\* The property has the benefits of double glazing and gas central heating and is offered with no upward chain. The accommodation comprises of an entrance hall, lounge and kitchen diner. To the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear.

## Main Particulars

THREE BEDROOMS\*\* The property has the benefits of double glazing and gas central heating and is offered with no upward chain. The accommodation comprises of an entrance hall, lounge and kitchen diner. To the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front and rear.

**Lounge** - 4.06m x 3.15m (13'4 x 10'4) -

**Kitchen/Diner** - 4.32m x 3.28m (14'2 x 10'9) -

**Bedroom One** - 3.05m x 3.02m (10'0 x 9'11) - Another double room featuring with adequate space for wardrobes and units with central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

**Bedroom Two** - 3.40m x 3.10m (11'2 x 10'2) - This good size double room has ample space for wardrobes and other furniture with central heating radiator, carpeted flooring and double glazed window overlooking the front side aspect of the property.

**Bedroom Three** - 2.36m x 1.65m (7'9 x 5'5) - This room offers adequate proportions for a single bed and wardrobe. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the front aspect of the property.

**Bathroom** - 1.80m x 1.60m (5'11 x 5'3) - Fitted with a white suite which features a panel bath with electric shower over and shower curtain, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a central heated towel rail, vinyl flooring and a double glazed opaque window to rear aspect.

**Rear Garden** -

**Agency Notes** - 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

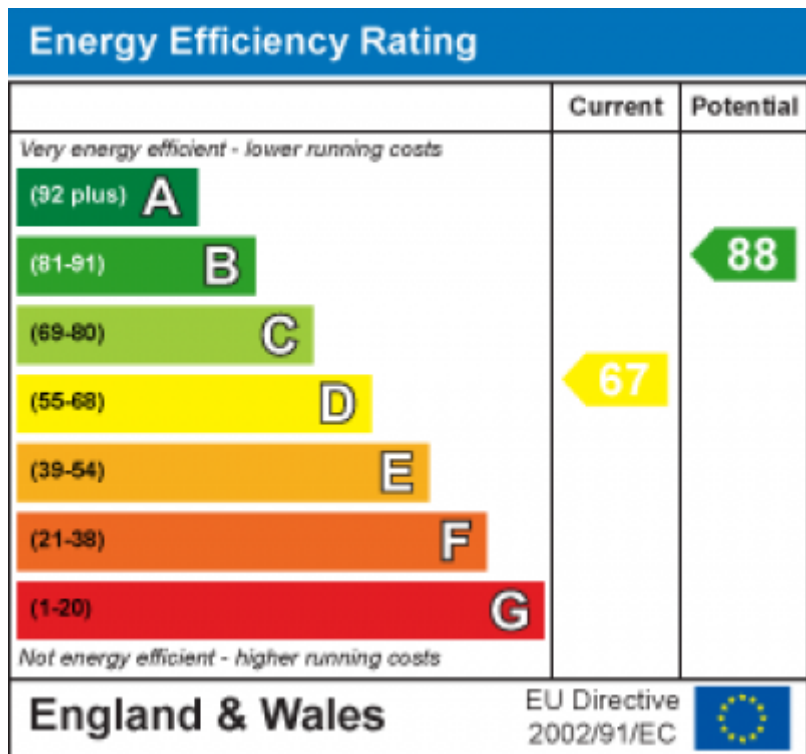
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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