



5 Yellowstone Close, Coventry, CV6 2NX

Asking Price £255,000



Three Bedroom Semi-Detached House
Separate Lounge, dining room and kitchen
Cloakroom

Fitted Bathroom

Master Bedroom With En-suite

Quiet Cul-de-sac Location

Garage

Hardwood Double glazing & Gas Centrally heated

Large Rear Garden

Council Tax Band C

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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Entrance

Into the hallway you have a door to the kitchen, Cloakroom, Storage cupboard, dining room, stairs off to the first floor and to the:

Lounge

3.0m (9' 10") x 4.8m (15' 9")

Two central heating radiators & Three White Hardwood Double glazed windows to the front and side.

Dining room

2.5m (8' 2") x 2.9m (9' 6")

Central heating Raditor, White Hardwood Double glazed window to the side and UPVC Double glazed French doors leading out onto the garden.

Kitchen

2.1m (6' 11") x 2.9m (9' 6")

Ample fitted wall and base units, space for fridge/freezer, space for automatic washing machine/drying appliances, Four point gas hob & electric cooker with extractor hood over, a stainless steel sink unit with a mixer tap, wall mounted boiler, White Hardwood Double glazed window to rear garden.

Cloakroom

Central heating radiator, vanity sink unit, low level WC.

Landing

Central heating radiator and all rooms leading off.

Bedroom One

2.6m (8' 6") x 3.9m (12' 10")

Central heating radiator, White Hardwood Double glazed window to the front and a door to the en-suite:

En-suite Shower Room

Central heating radiator, White Hardwood Double glazed window to the side, Low level WC, Vanity sink unit, shower cubicle and shower.



Bedroom Two

3.0m (9' 10") x 2.6m (8' 6")

Two White hardwood Double glazed windows to side and front, two built in storage cupboards.

Bedroom Three

2.0m (6' 7") x 2.1m (6' 11")

Central heating radiator, White hardwood Double glazed window to the front.

Family Bathroom

2.0m (6' 7") x 2.1m (6' 11")

Wall mounted sink unit with storage below, wall mounted central heating radiator, Low level WC, Panelled bath with rainfall shower and shower screen over, tiled flooring and walls.

Rear Garden

Fenced to rear and side with brick built wall to other side, decking area, slabbed walkway to pedestrian side access and then laid to lawn with stone area.

Front

Quiet Cul-de-sac with direct access to garage and parking in front of garage.

Garage

2.9m (9' 6") x 5.5m (18' 1")



Agents Notes

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(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.

(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) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure – Freehold

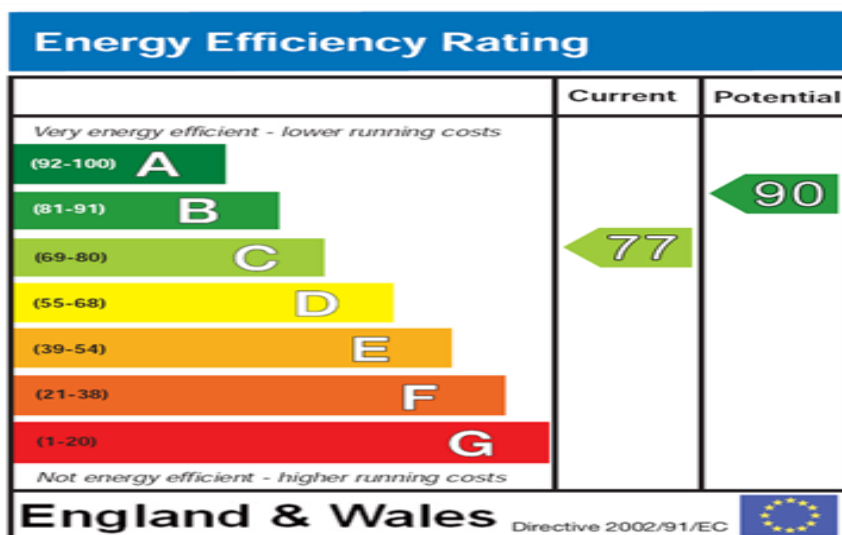
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

There is a Peppercorn rent for the garage which is £1 per annum.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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