



97 Morris Avenue, Wyken, Coventry, CV2 5GS

Asking Price £225,000



Traditional Double Bayed Terrace House
Three Bedrooms
Through Lounge/Dining Room
Fitted Bathroom
Fitted Kitchen
Central heating and UPVC double glazing
Gardens to Front and Rear
Rear access to Garage
Vacant Possession

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Ground Floor

Composite door into:

Hallway

With stairs off to the first floor. Doors to Kitchen and Lounge/Dining Room. Central heating radiator. Understairs cupboard

Through Lounge/Dining Room

7.66m (25' 2") approx (into bay) x 3.41m (11' 2") max approx 3.13m (10' 3") approx min

UPVC Double glazed bay window to the front. UPVC double glazed window to the rear. Two central heating radiators. Gas Fire. Sliding doors between lounge and dining room.

Kitchen

5.53m (18' 2") approx x 1.94m (6' 4") approx
Fitted Ample wall and base units with work tops over. Stainless steel single sink unit with mixer tap. Wall mounted boiler. Built in oven and hob. Tiled floor. UPVC double glazed window to the side. Door into Lobby.

Lobby

UPVC double glazed window to the rear. UPVC double glazed door to the garden.

First Floor

Landing

Doors to all rooms

Bedroom 1

3.96m (12' 12") approx into bay x 3.31m (10' 10") approx

UPVC double glazed bay window to the front. Central heating radiator

Bedroom 2

3.58m (11' 9") approx x 3.31m (10' 10") approx
UPVC double glazed window to the rear. Central heating radiator

Bedroom 3

2.16m (7' 1") approx x 1.80m (5' 11") approx
UPVC double glazed window to the front. Central heating radiator



Bathroom

1.68m (5' 6") approx x 1.76m (5' 9") approx
Fitted white suite comprising: Low level wc, Pedestal wash hand basin. Panelled bath with shower over and screen. Fully tiled walls. Central heating radiator. UPVC Double glazed window to the rear.

Outside

Gardens

Front Garden: Path leading up. Stoned garden. Shrub borders Rear Garden: Being laid to lawn with path leading up. Fenced to all sides and rear pedestrian access via gate. Garage to Rear.

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

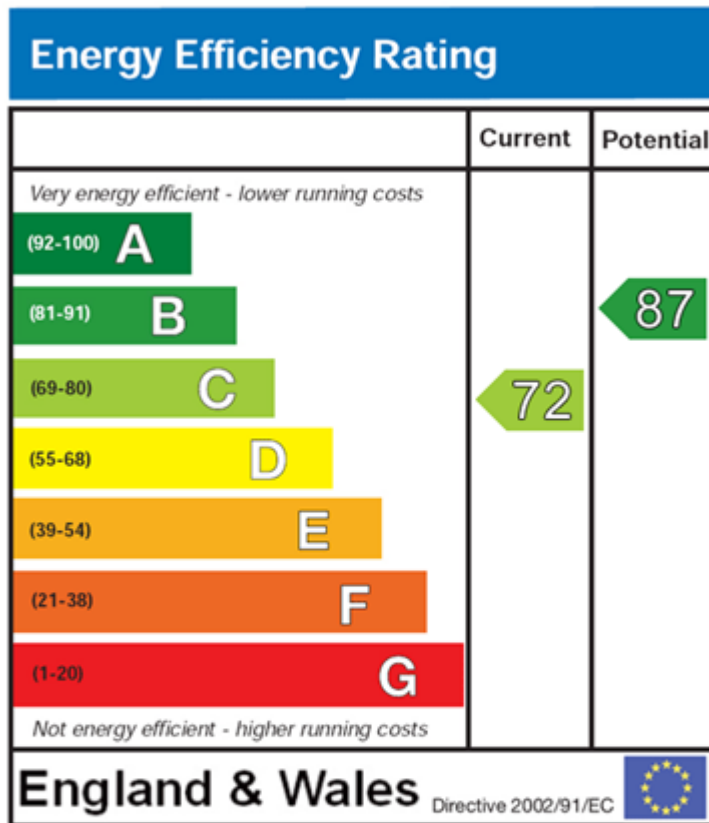
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



97 Morris Avenue, Wyken, Coventry, CV2 5GS

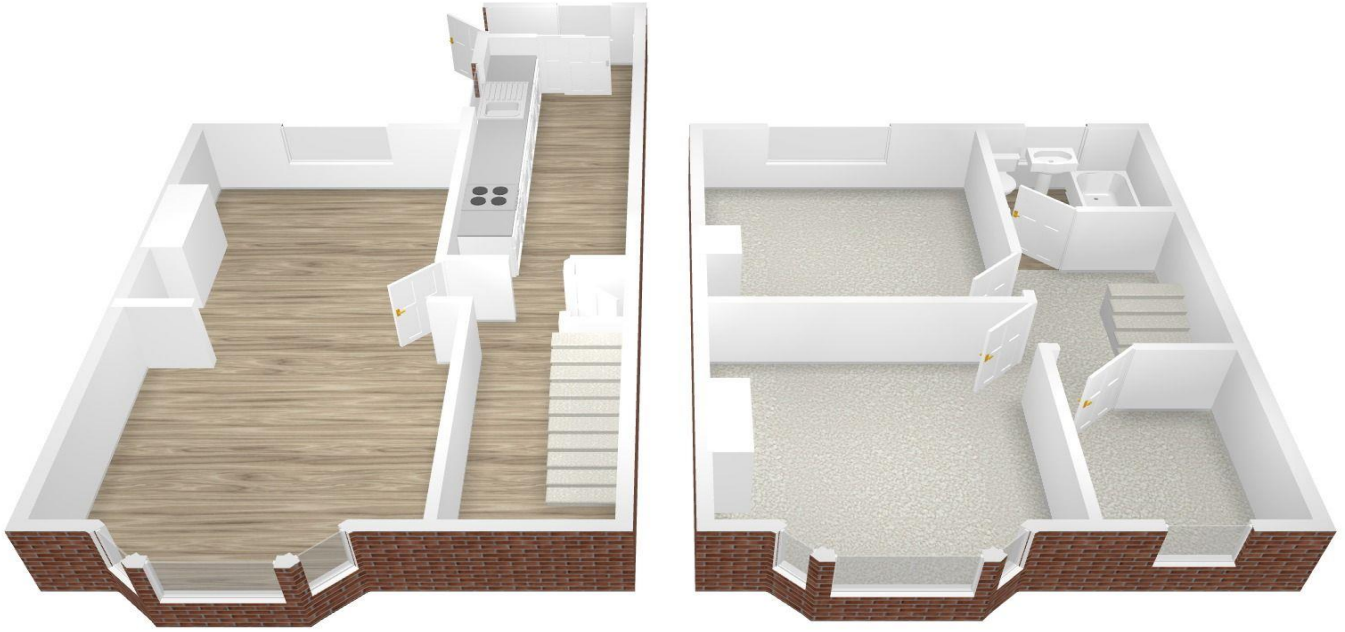


97 Morris Avenue, Wyken, Coventry, CV2 5GS



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.

97 Morris Avenue, Wyken, Coventry, CV2 5GS



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.

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents