



30 Gorseway, Whoberley, Coventry, CV5 8BJ

Offers in the Region of £265,000



An Extended Three Bedroom Terraced House with Period Features
Stunning Lounge with Log Burner
Fitted Kitchen with Open Plan Dining Area & Snug
Utility/Cloakroom
Three Bedrooms to the First Floor
Fitted Bathroom to the First Floor
Rear Garden with Two Seating Areas & Gated Rear Access
Local Amenities Near by As well as Major Road Links
Gas Central Heating & UPVC Double Glazing

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

Door into:

Hallway

Original Minton flooring, stairs off to the first floor, understairs storage space, central heating radiator, doors to kitchen, snug & lounge:

Lounge

3.4m (11' 2") x 3.9m (12' 10") (into bay window)
UPVC Double glazed bay window to the front, log burner with oak surround, central heating radiator.

Kitchen

4.7m (15' 5") x 2.3m (7' 7") (max)
Ample wall and base units with oak work tops, Belfast sink unit with mixer tap, space for cooker with extractor over, space for dish washer, space for American Fridge/Freezer, original Minton flooring, central heating radiator, Velux window, an opening onto the dining area & snug.

Dining Area & Snug

7.5m (24' 7") x 3.2m (10' 6") (max)
UPVC Double glazed French doors onto patio, Velux window, central heating radiator, space for large dining table, gas fire.

Utility/Cloakroom

1.7m (5' 7") (max) x 1.8m (5' 11") (max)
Low level WC, hand wash basin with mixer tap, space for washing machine, tiled floor, UPVC Double glazed window to the rear.

Landing

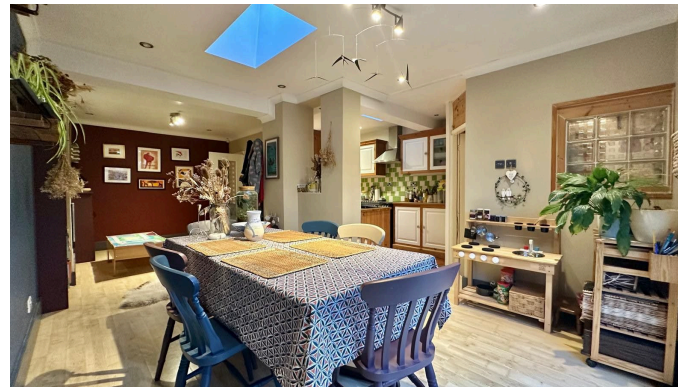
All rooms off, access to the loft.

Bedroom One

3.1m (10' 2") x 3.9m (12' 10") (into the bay window)
UPVC Double glazed bay window to the front, central heating radiator.

Bedroom Two

3.1m (10' 2") x 3.2m (10' 6")
UPVC Double glazed window to the rear, central heating radiator.



Bedroom Three

2.2m (7' 3") x 1.9m (6' 3")

UPVC Double glazed window to the front, central heating radiator.

Bathroom

1.8m (5' 11") x 1.6m (5' 3")

Low level WC, vanity sink unit with mixer tap & storage below, panelled bath with shower & shower screen, tiled floors & walls, UPVC Double glazed window to the rear, central heating radiator,

Rear

Large patio straight from the French doors with a pathway leading down to the bottom of the garden, partly laid to lawn, decking area for outdoor seating, large wooden shed, wooden fencing to both sides & rear, mature shrub borders & pedestrian access to the rear via a wooden gate.

Front

Laid to lawn area & a brick wall to the front.



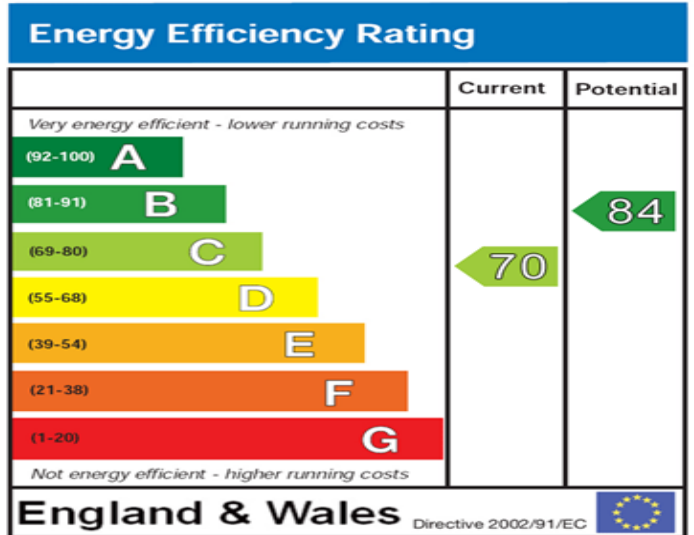
AGENTS NOTES

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.

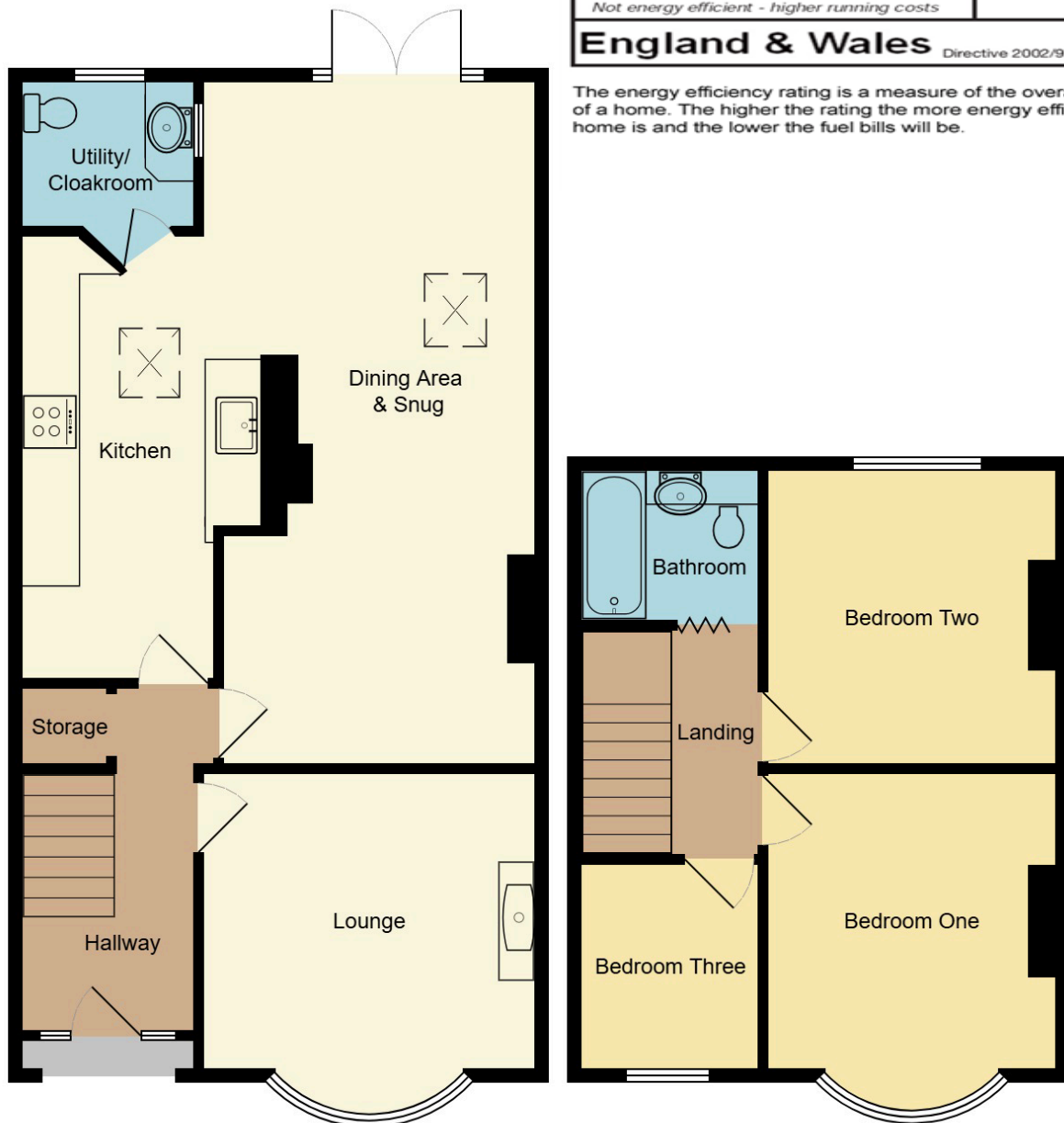
TENURE - FREEHOLD

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.





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.

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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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