



8 Jim Forrest Close, Binley, Coventry, CV3 2LE

Asking Price £180,000



Three Bedroom Terrance House
Re-Fitted Kitchen
Through Lounge/Dining room
Gas Central Heating
UPVC Double Glazed
Non-Standard Construction (pre 1970 Pre-Fab)
Front & rear Gardens
Overlooking woodland to the Front

Front Lobby

With Stair Off To The First Floor, Doors to the Kitchen Dinner And Lounge

Lounge

3.36m (11' 0") x 4.56m (14' 12")

UPVC Double Glazed Windows To The Front, Central Heating Radiator, Door to the rear Lobby



Kitchen / Diner

2.44m (8' 0") x 5.45m (17' 11")

Refitted Ample Wall And Base Units. Work to over. Breakfast Bar. Built In Oven And Microwave. Electric Hob. Space for Washing Machine, Dishwasher And Fridge Freezer. 1 1/2 Bowl Sink With Mixer Tap. UPVC Double Glazed Window To The Front And The Rear. Door To The Lobby



Landing

All Rooms Off. Built In Cupboard x 2

Bedroom 1

3.06m (10' 0") x 3.57m (11' 9")

UPVC Double Glazed Window To The Front. Central Heating Radiator. Over Stairs Cupboard.



Bedroom 2

3.35m (10' 12") x 2.73m (8' 11")

UPVC Double Glazed Window To The Front. Central Heating Radiator. Over Stairs Cupboard.

Bedroom 3

2.31m (7' 7") x 2.70m (8' 10")

UPVC Double Glazed Window To The Rear. Central Heating Radiator.

Bathroom

P-Shaped Bath. Wall Mounted Vanity Sink. Shower Screen Over. UPVC Double Glazed To The Rear. Heated Chrome Towel Rail



WC

Low Level WC. UPVC Double Glazed Window To The Rear

Front Garden

Laid To Lawn With Footpath Facing Small Woodland

Rear Garden

Paved With Pedestrian Access To The 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) ANTI 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. 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.

Tenure

We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

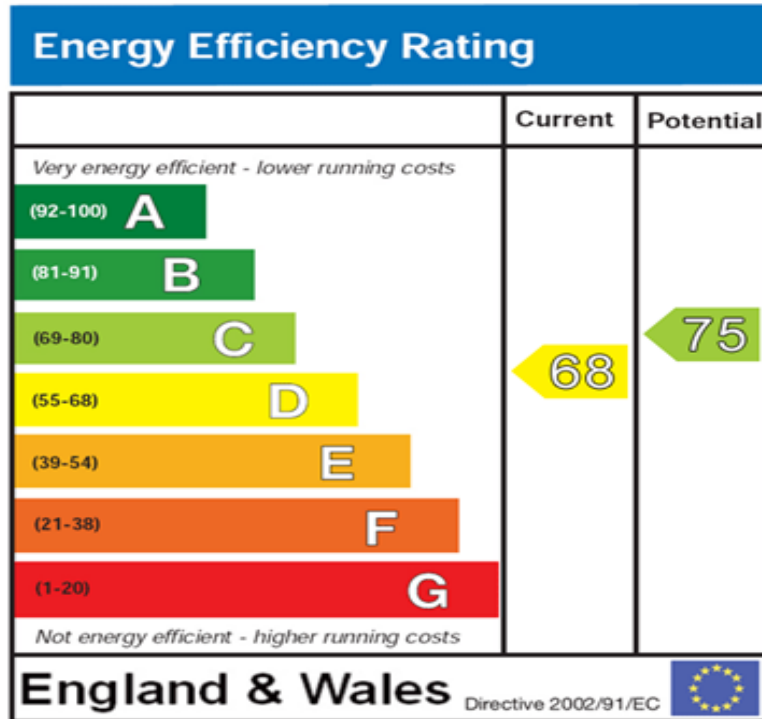


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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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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