



153 Torrington Avenue, Tile Hill, Coventry, West Midlands. CV4 9AP

This single bayed extended two bedroomed terraced property would be an ideal first time buy or buy to let investment and is to be sold with no chain. There is gas central heating together with uPVC double glazing and incorporates vestibule entrance, bay windowed lounge, full width dining/sitting room, open plan extended kitchen with hob and oven, first floor landing, two double bedrooms and fully tiled shower room. There is rear vehicular access with space for the erection of a garage (subject to necessary planning permission), front garden and fully fenced rear garden. The property is well served by all local amenities as well as being within a few minutes drive of Tile Hill Village.



Offers in Region of £170,000 Freehold

PROPERTY DESCRIPTION

This single bayed extended two bedroomed terraced property would be an ideal first time buy or buy to let investment and is to be sold with no chain. There is gas central heating together with uPVC double glazing and incorporates vestibule entrance, bay windowed lounge, full width dining/sitting room, open plan extended kitchen with hob and oven, first floor landing, two double bedrooms and fully tiled shower room. There is rear vehicular access with space for the erection of a garage (subject to necessary planning permission), front garden and fully fenced rear garden. The property is well served by all local amenities as well as being within a few minutes drive of Tile Hill Village.

FEATURES

- Single bayed two bedroomed terraced property
- Ideal first time buy/investment opportunity
- Gas central heating and double glazing
- Bay windowed lounge and full width dining/sitting room
- Full width extended kitchen
- Two double bedrooms and fully tiled shower room
- Rear vehicular access
- Vacant possession with no chain



ROOM DESCRIPTIONS

Hall

uPVC patterned double glazed entrance door leads to the vestibule hall with staircase to the first floor, glazed door leads to:

Bay Windowed Lounge

2.51m x 3.65m (8' 3" x 12' 0")

With glazed door to:

Full Width Dining/Sitting Room

4.41m x 3.31m (14' 6" x 10' 10")

Full Width Extended Kitchen

4.54m x 2.16m (14' 11" x 7' 1")

With a range of matching light oak effect base and wall cupboards incorporating four ring ceramic hob with extractor hood above and electric oven beneath, space for washing machine, wall mounted Worcester gas fired central heating boiler and uPVC double glazed door leading out to the rear garden.

First Floor Landing

With access to loft space.

Bedroom One

4.45m x 3.19m (14' 7" x 10' 6")

Bedroom Two

2.76m x 3.35m (9' 1" x 11' 0")

Shower Room

1.62m x 1.83m (5' 4" x 6' 0")

With corner shower cubicle with Triton shower unit with bifold screen, pedestal wash hand basin and low level WC.

Outside

There is rear car access with space for the erection of a garage (subject to necessary planning permission), walled foregarden, fully fenced rear garden laid to lawn with pathway.

Important Agent's Note

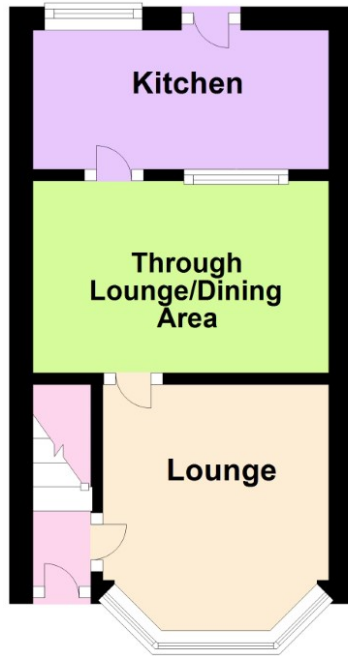
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FLOORPLAN & EPC



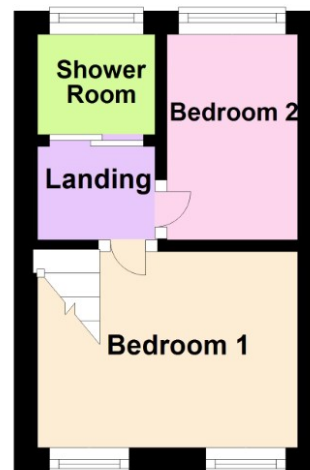
Ground Floor

Approx. 11.9 sq. metres (128.3 sq. feet)



First Floor

Approx. 7.7 sq. metres (83.3 sq. feet)



Total area: approx. 19.7 sq. metres (211.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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