



3 Norman Avenue, Walsgrave, Coventry, West Midlands. CV2 2NR

Situated just off Wigston Road in a pleasant residential area, this deceptively spacious two bedroomed detached bungalow must be viewed internally to fully appreciate the wealth of space. There is gas central heating with a new boiler (installed June 2022), uPVC double glazing and cavity wall insulation and is conveniently situated for all local amenities. The bungalow incorporates a side entrance, L shaped entrance hall, spacious lounge, brick built double glazed conservatory (currently used as a sitting/dining room), fitted kitchen, two good sized double bedrooms (one with built in wardrobes) and a fully tiled shower room. There is direct access to ample car parking leading to a brick built garage and a beautifully maintained fully fenced rear garden. Being well served for the Asda and Tesco superstores, local bus services and is within a few minutes drive of the M6/M69 motorway network.



£297,500 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Deceptively spacious two bedroomed detached bungalow
- Pleasant residential road
- Gas central heating, double glazing and cavity wall insulation
- Spacious lounge and brick built conservatory
- Fitted kitchen
- Two double bedrooms
- Fully tiled shower room
- Direct access to ample car parking and brick built garage
- Fully fenced paved rear garden
- Viewing highly recommended



ROOM DESCRIPTIONS

L Shaped Entrance Hall

Via a side composite entrance hall with built in airing cupboard housing the lagged copper tank with shelving above, access to loft space via an aluminium pull down ladder and doors leading off to all rooms.

Attractive Lounge

3.15m x 5.32m (10' 4" x 17' 5")

With coal effect living flame electric fire (installed January 2022) set onto a marble hearth, uPVC sealed unit double glazed sliding patio doors leading to:

Brick Built Conservatory

2.24m x 5.10m (7' 4" x 16' 9")

Currently used as a dining room/sitting room with uPVC double glazed double doors leading to the rear garden.

Fitted Kitchen

2.46m x 3.04m (8' 1" x 10' 0")

With a range of matching white base and wall cupboards incorporating slot in electric cooker, wall mounted Ideal gas fired central heating boiler (installed June 2022), uPVC double glazed window overlooking the conservatory

Bedroom One

2.71m x 4.15m (8' 11" x 13' 7")

With built in cream fronted fitted wardrobes.

Bedroom Two

2.92m x 3.27m (9' 7" x 10' 9")

Fully Tiled Shower Room

1.87m x 1.67m (6' 2" x 5' 6")

With corner semi circular cubicle with Mira Sport shower unit, corner wash hand basin and low level WC.

Outside


There is direct access via a brick block paved driveway giving ample car parking which leads through to the brick built garage with up and over door and side personal door and wrought iron gates through to the fully fenced paved rear garden with timber garden shed.

Ground Floor

Approx. 14.7 sq. metres (158.3 sq. feet)



Total area: approx. 14.7 sq. metres (158.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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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