



# 17 Beckfoot Drive, Walsgrave, Coventry, West Midlands. CV2 2QD

Situated in a pleasant cul-de-sac setting just off Norman Avenue, this well presented and deceptively spacious two bedroomed detached bungalow is to be sold with no chain. The property has been well maintained and has gas central heating and uPVC double glazing and warrants internal inspection to be fully appreciated. Incorporating L shaped entrance hall, spacious lounge overlooking the lawned rear garden, kitchen with slot in gas cooker, two good sized bedrooms and fully tiled bathroom with coloured suite and shower. The bungalow has excellent access to a brick built garage and additional car parking and has front and rear gardens. Being well served within a few minutes drive of Asda and Tesco Superstores, local schools and bus services as well as within a few minutes of the M6/M69 motorway network.



£270,000 Freehold



## PROPERTY DESCRIPTION

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## FEATURES

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- Attractively presented two bed roomed detached bungalow
- Prominent corner position
- Pleasant cul-de-sac setting
- Gas central heating and double glazing
- Spacious lounge and fitted kitchen with slot in gas cooker
- Two bedrooms and fully tiled bathroom with shower
- Excellent access to brick built garage and additional parking
- Front and rear gardens
- Viewing recommended with no chain



## ROOM DESCRIPTIONS

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### L Shaped Entrance Hall

With built in cupboard housing the wall mounted Vaillant gas fired central heating boiler and adjoining built in airing cupboard, access to the loft space.

### Attractive Lounge

2.62m x 5.67m (8' 7" x 18' 7")

With uPVC sealed unit double glazed double doors double doors with matching side screens leading out to the patio.

### Fitted Kitchen

2.64m x 2.85m (8' 8" x 9' 4")

With a range of base and wall cupboards, slot in four ring gas cooker with extractor hood above, space for washing machine, space for fridge freezer and uPVC double glazed window overlooking the rear garden.

### Bedroom One

3.65m x 3.90m (12' 0" x 12' 10")

With square bay uPVC double glazed window.

### Bedroom Two

2.12m x 3.03m (6' 11" x 9' 11")

### Fully Tiled Bathroom

1.66m x 2.13m (5' 5" x 7' 0")

With three piece suite and Triton shower unit with bifold screen.

### Outside

There is excellent access via a service road to a brick built garage, pebble stoned foregarden and enclosed rear garden with paved patio terrace, lawned area and timber garden shed.

### Brick Built Garage

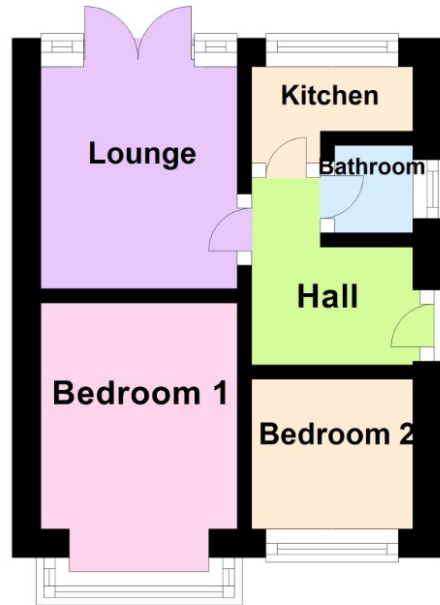
With up and over door and side personal door with adjoining parking bay.

### Agents Note


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## Ground Floor

Approx. 8.6 sq. metres (92.3 sq. feet)



Total area: approx. 8.6 sq. metres (92.3 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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