



## 153 Clifford Bridge Road, Binley, Coventry, West Midlands. CV3 2DX

Enjoying an open aspect to the rear backing onto private allotments, this post war spacious and extended three bedroomed terraced property is to be sold with no chain. There is gas central heating and uPVC double glazing and must be viewed internally to fully appreciate the wealth of space. The property incorporates entrance hall, through lounge, extended L shaped breakfast kitchen, three bedrooms and fully tiled shower room. There is rear car access to possible garage space and lawned gardens to the front and rear. Being well served by the Tesco Superstore, local schools and bus services as well as Coventry University Hospital.



**£230,000 Freehold**



## PROPERTY DESCRIPTION

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## FEATURES

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- Extended post war terraced property
- Gas central heating and double glazing
- Through lounge
- Extended L shaped breakfast kitchen
- Three bedrooms, two with wardrobes
- Fully tiled shower room
- Rear car access
- Gardens backing onto private allotments
- Vacant possession with no chain
- Offering excellent potential through modernisation and improvements



## ROOM DESCRIPTIONS

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### Enclosed Porch Entrance

With aluminium patio style entrance leading to:

### Entrance Hall

5.3m x 1.9m (17' 5" x 6' 3")

With feature open tread staircase to the first floor.

### Through Lounge

7.5m x 2.5m (24' 7" x 8' 2")

### Inner Hall

With sliding door leading to:

### Extended L Shaped Breakfast Kitchen

4.8m x 5.1m (15' 9" x 16' 9")

With wall mounted Maine gas fired central heating boiler (installed October 2019) and uPVC double glazed door leading out to the rear garden.

### First Floor Landing

3.0m x 2.0m (9' 10" x 6' 7")

With access to loft space and built in shelved linen cupboard.

### Bedroom One

3.7m x 3.3m (12' 2" x 10' 10")

With free standing wardrobe.

### Bedroom Two

3.6m x 3.0m (11' 10" x 9' 10")

With a range of free standing wardrobes.

### Bedroom Three

2.8m x 2.1m (9' 2" x 6' 11")

### Fully Tiled Shower Room

2.3m x 2.4m (7' 7" x 7' 10")

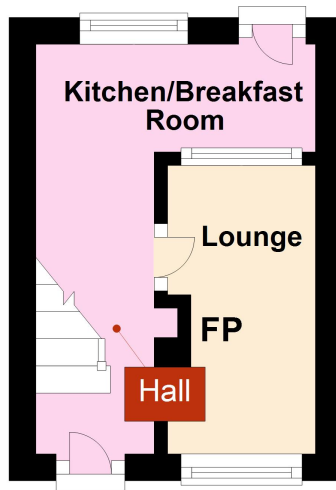
With corner cubicle with chrome shower unit.

### Outside

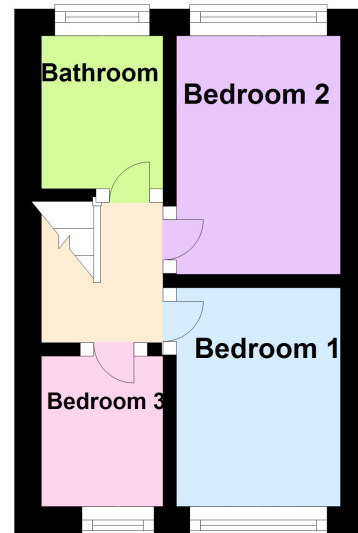
Rear car access with concrete hardstanding, deep lawned foregarden and fully fenced rear garden with paved terrace, pathway, lawned area, timber garden shed.

# FLOORPLAN & EPC

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(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> <small>EU Directive 2002/91/EC</small>		

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk