



2 Calmere Close, Walsgrave, Coventry, West Midlands. CV2 2PA

A superb opportunity to purchase this spacious detached bungalow on corner position in a sought after cul-de-sac location. The spacious accommodation comprises of entrance hall, living/dining room, kitchen, two double bedrooms, bathroom, a good sized walled rear garden and direct vehicular access to a garage and off road parking. This popular location is close to excellent local shopping, University Hospital and the motorway network. The property is offered at a competitive asking price and will be sold with vacant possession and no upward chain.

£190,000 Freehold



PROPERTY DESCRIPTION

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FEATURES

- Detached bungalow on a corner position
- Two good sized double bedrooms
- Spacious living/dining room
- Direct access to off road parking and garage
- Close to local shopping, University Hospital and motorway network
- Vacant possession and no upward chain
- Energy Rating TBC



ROOM DESCRIPTIONS

Entrance Hall

A uPVC double glazed door leads into the entrance hall.

Living/Dining Room

5.35m x 3.17m max (17' 7" x 10' 5")

Kitchen

3.15m x 2.35m (10' 4" x 7' 9")

Bedroom One

4.00m x 2.83m (13' 1" x 9' 3")

Bedroom Two

2.95m x 2.72m (9' 8" x 8' 11")

Bathroom

Having suite and shower.

Outside to the Rear

There is a good sized walled garden on a corner plot with pedestrian access.


To the Front

There is direct vehicular access to a good sized garage and off road parking.

FLOORPLAN & EPC

Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(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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