



## 116 The Mount, Cheylesmore, Coventry, West Midlands. CV3 5GG

Occupying a prominent corner position with John Grace Street, this imposing double bayed end of terrace house is to be sold with no chain. Representing well planned accommodation the property has gas central heating, uPVC double glazing and brand new fitted carpets. Incorporating entrance hall, bay windowed lounge, full width bay windowed dining/sitting room through to the fitted kitchen. There are three well proportioned first floor bedrooms, two with bay windows, and a bathroom with three piece suite. The property affords direct access to a concrete sectional garage and lawned gardens to the front and side. Being well served within walking distance of Daventry Road shopping parade, local schools and bus services as well as within walking distance of the city centre.



£265,000 Freehold

## PROPERTY DESCRIPTION

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## FEATURES

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- Twin double bayed end of terrace house
- Prominent corner position
- Gas central and double glazing
- Bay windowed lounge and full width sitting/dining room
- Fitted kitchen
- Three well proportioned bedrooms
- Bathroom with white suite
- Side access to concrete sectional garage
- Lawned gardens to front and side
- Vacant possession with no chain



## ROOM DESCRIPTIONS

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### Entrance Hall

1.81m x 2.84m (5' 11" x 9' 4")  
uPVC patterned double glazed entrance door leads to the entrance hall.

### Bay Windowed Lounge

3.45m x 4.13m (11' 4" x 13' 7")  
With Adams style fireplace with marble hearth.

### Full Width Dining/Sitting Room

6.31m x 2.80m (20' 8" x 9' 2")

### Kitchen

2.94m x 4.41m (9' 8" x 14' 6")  
With a range of matching base and wall cupboards incorporating four ring gas hob with electric oven beneath, washing machine, and uPVC patterned double glazed door leading out to the rear garden.

### First Floor Landing

2.04m x 1.98m (6' 8" x 6' 6")  
With access to the loft space.

### Bedroom One

3.06m x 4.26m (10' 0" x 14' 0")

### Bedroom Two

2.80m x 4.30m (9' 2" x 14' 1")

### Bedroom Three

2.29m x 2.29m (7' 6" x 7' 6")

### Bathroom

2.03m x 1.66m (6' 8" x 5' 5")  
With traditional white three piece suite.

### Outside

There is direct side access from John Grace Street through double gates, pathway leading to the garage, wraparound front and side garden laid to lawn.

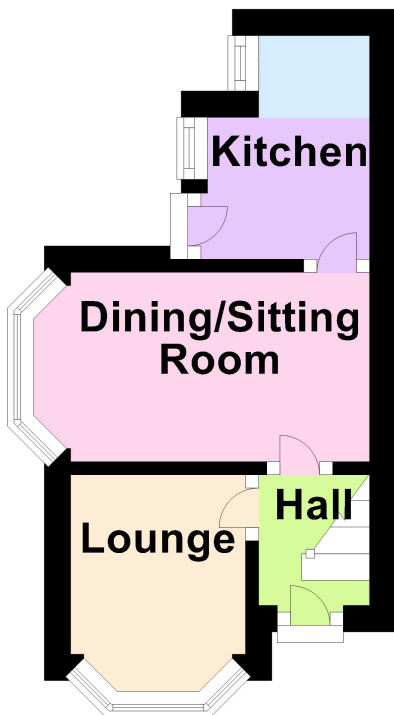
### Concrete Sectional Garage

2.68m x 3.98m (8' 10" x 13' 1")  
With double doors.

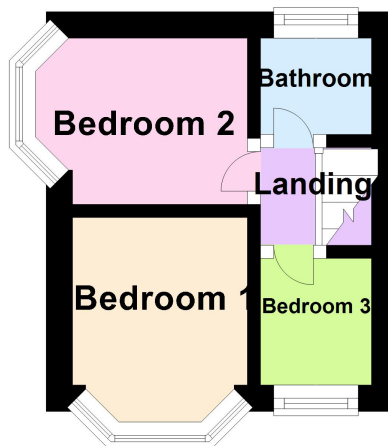
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## Ground Floor



## 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>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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 	

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk