



10 Gillians Walk, Coventry, CV2 2NT

£219,995

No Chain... Semi Detached... Two Double Bedrooms... Conservatory...Lovely Location...Off Road Parking... Garage...

This extremely well presented semi detached bungalow is located in a lovely cul-de-sac location in Walsgrave. With No Chain, loads to offer and a great location it's not one to be missed! As you approach the bungalow, you'll notice the immaculately kept neighbouring properties, a luscious green area and ample off road parking space welcomes you to this delight.

In short the property rooms are very well proportioned and all lead off from the main hallway. It has a tick list of two very good sized double bedrooms to the front of the property, one with built in wardrobe space. A spacious shower room that has recently been upgraded with a new enclosure, washbasin and toilet. The kitchen / breakfast room hosts a great selection of units, space for appliances and overlooks the rear garden.

The lounge is very inviting with its feature fireplace and opens up through to the conservatory.

The rear garden is a mixture of paving and shrubs, a sun awning attached and a very handy outside tap and water butt. The side and front space give you vehicular access to the carport and garage, both benefit from an electrical supply. Wrought iron gates provide separation and security to both the front and rear gardens. The property also benefits from gas combination boiler heating system, an intruder alarm and PVCu windows and doors.

The Walsgrave area has a vast selection of retail and entertainment options within walking distance. Great motorway network access for those commuters and within easy reach of University Hospital, schools and

Front Garden

Very spacious frontage with plenty of off road parking. Neatly presented with block paving and a centre feature. Wrought iron gates lead you to the car port which provides shelter for those rainy days.

Entrance Hallway

Having airing cupboard that house the combination gas boiler and doors leading off to:

Shower Room

6'5 x 5'6 (1.96m x 1.68m)

A spacious light room that's recently been modernised with shower enclosure, washbasin, electric shaving point and toilet unit.

Kitchen

10'3 x 8' (3.12m x 2.44m)

To the rear with a window overlooking the garden, the kitchen / breakfast room has a great selection of storage behind white doors and space for all those much needed appliances.

Living Room

16'9 x 10'2 (5.11m x 3.10m)

The largest room in the property which will comfortably accommodate your choice of furnishings for relaxing in. The feature fireplace will keep the room cosy in those winter evenings.

Bedroom One

14' 9' (4.27m 2.74m)



To the front aspect, it has a great selection of wardrobe space and natural light floods in through the large window

Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)



To the front aspect, a great sized light, double room - perfect guest or hobby room

Conservatory

11'1 x 10'5 (3.38m x 3.18m)

A lovely addition to the property, tiled flooring, fitted with blinds and benefiting from both heating and a ceiling fan to take advantage of all year round, Door that leads out to

Garage

17'7 x 8' (5.36m x 2.44m)

With an up and over door to the front and side door access, this garage can be accessed from the front or rear garden. As with the rest of the property, it has been very well looked after and a great space with an electrical supply

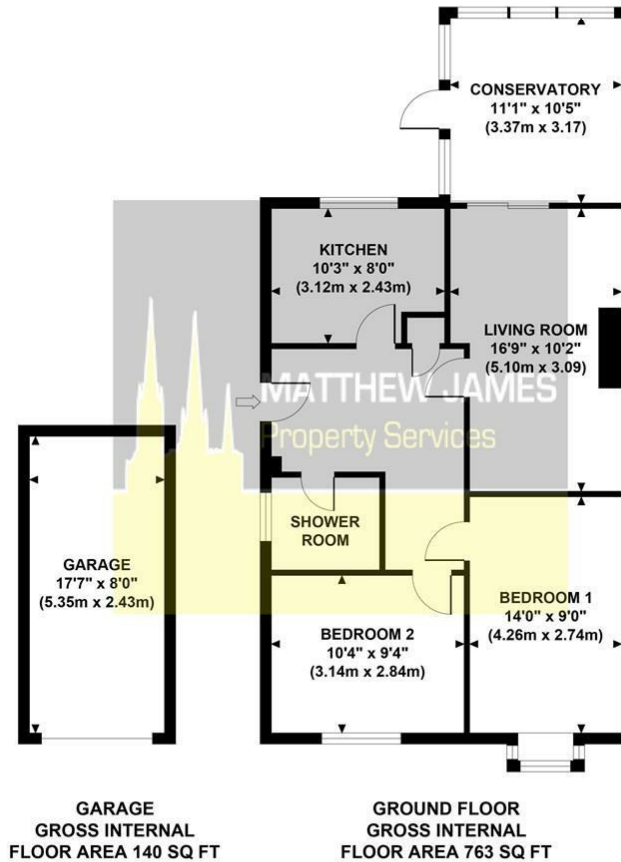
Rear Garden

A nice sized oversized space, mainly laid with paving so handy kept. The borders are decked out with flowers and shrubs. There is also a water butt system and outside tap in place to help maintain for those gardeners.

Floor Plan

GILLIANS WALK

Approximate Gross Internal Area 903 sq ft / 83.90 sq m

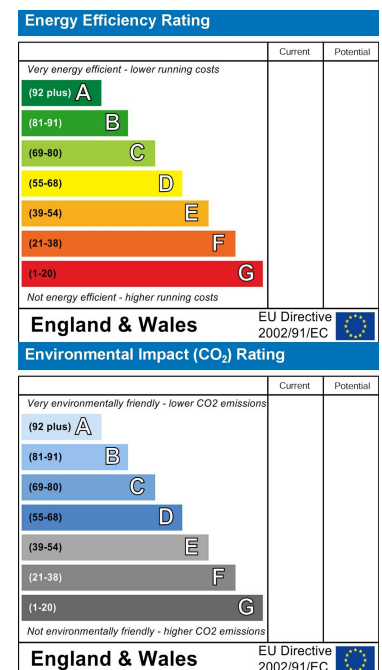


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



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