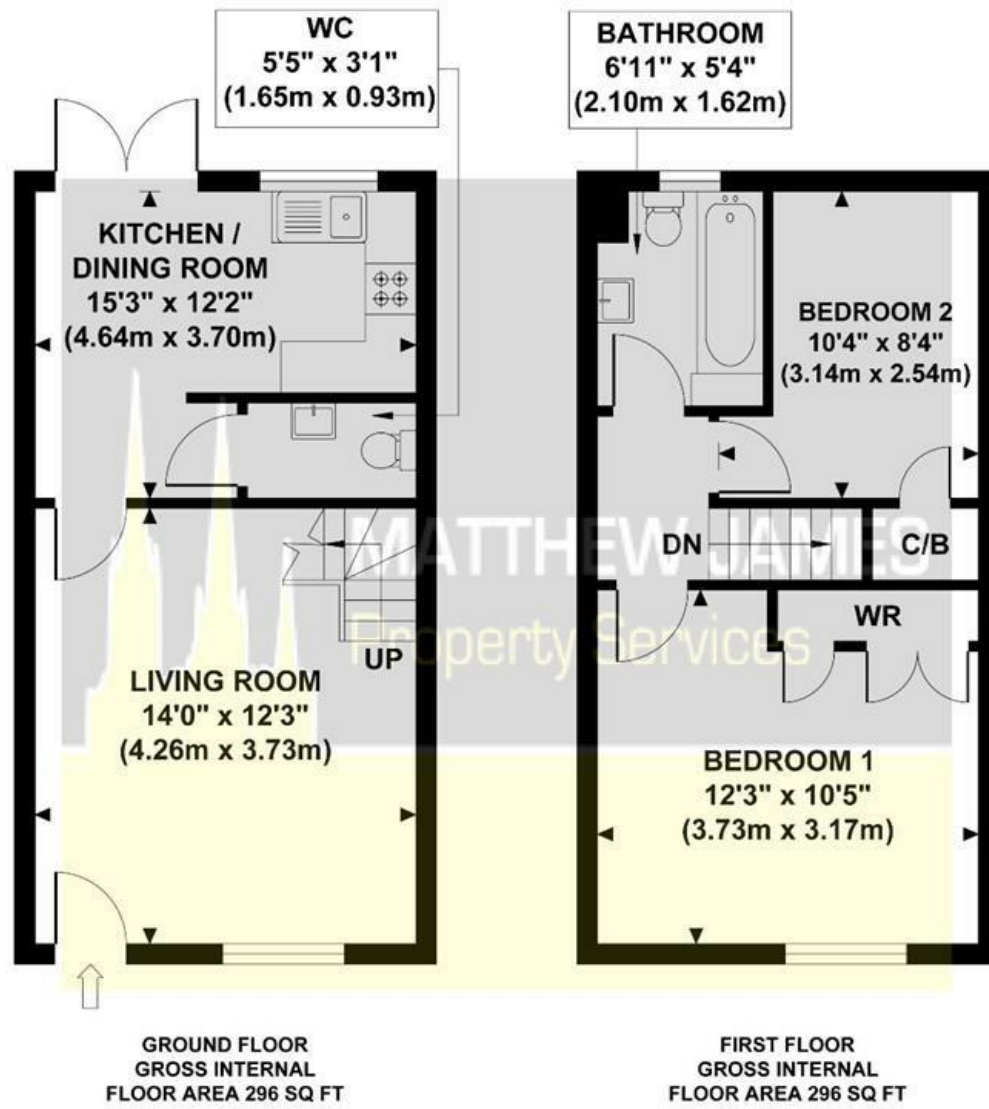


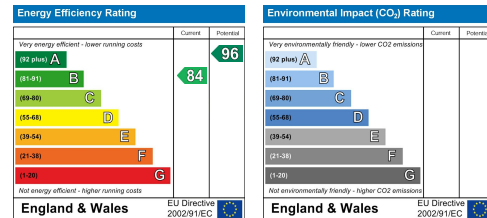
## SECOND AVENUE

Approximate Gross Internal Area 592 sq ft / 55.0 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### 35 Second Avenue Binley, Coventry CV3 1HP

TWO DOUBLE BEDROOMS... GREAT LOCATION... OPEN PLAN KITCHEN DINING ROOM... TWO ALLOCATED PARKING SPACES... PERFECT FOR THE FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY... BEAUTIFUL AND MODERN THROUGHOUT... CLOSE TO AMENITIES... GROUND FLOOR CLOAKROOM. Located on the very sought after development of St Michael's Grange, this beautiful two double bedroom property really does need to be viewed to appreciate everything that is being offered for sale. Beautiful and sympathetically decorated throughout, it's perfect for the first time buyer or for those looking to add to their property portfolio. Briefly comprising of front garden, living room, open plan kitchen dining room, ground floor cloakroom, two double bedrooms, family bathroom with shower over bath, private rear garden and two allocated parking spaces. Close to all amenities and good bus routes into Coventry City Centre and just a short drive for those that commute to the motorway network! Does this sound like your next or your first home? Call us now to book your viewing.

Offers Over £200,000

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# 35 Second Avenue

Binley, Coventry CV3 1HP



- \* TWO DOUBLE BEDROOMS \*
- \* TWO ALLOCATED PARKING SPACES \*
- \* PERFECT FOR THE FIRST TIME BUYER \*
- \* GREAT INVESTMENT PROPERTY \*
- \* GROUND FLOOR CLOAKROOM \*
- \* OPEN PLAN KITCHEN DINING ROOM \*
- \* PRIVATE REAR GARDEN \*
- \* CLOSE TO AMENITIES \*
- \* SOUGHT AFTER LOCATION ON ST MICHAELS GRANGE \*

## Front Garden

### Living Room

14'0 x 12'3 (4.27m x 3.73m)

### Kitchen Dining Room

15'3 x 12'2 (4.65m x 3.71m)

### Ground Floor Cloakroom

5'5 x 3'1 (1.65m x 0.94m)

### First Floor Landing

### Bedroom One

12'3 x 10'5 (3.73m x 3.18m)

### Bedroom Two

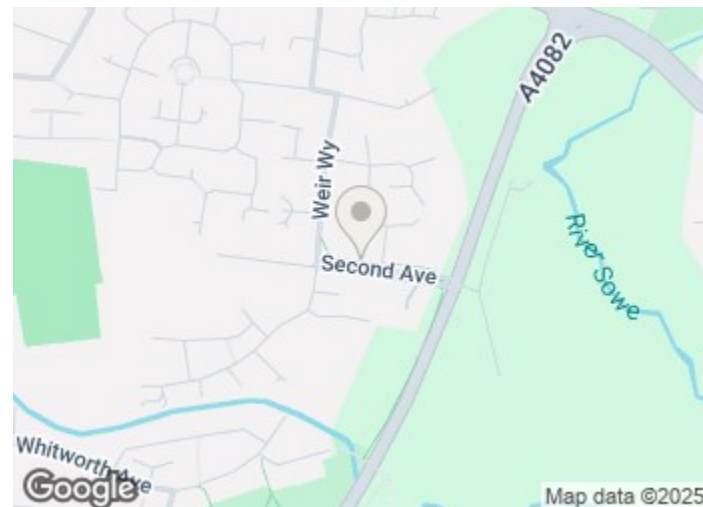
10'4 x 8'4 (3.15m x 2.54m)

### Family Bathroom

6'11 x 5'4 (2.11m x 1.63m)

## Rear Garden

### Parking



## Directions

