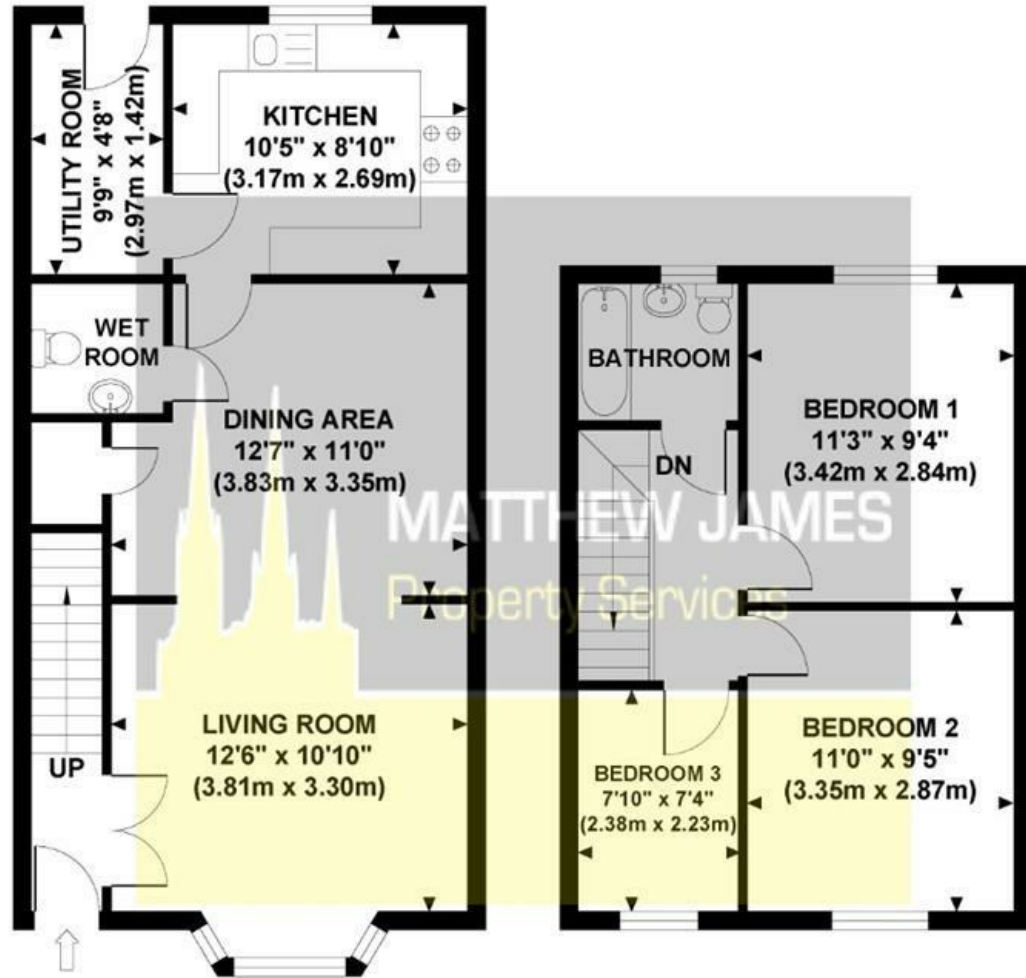


# FARNDALE AVENUE

Approximate Gross Internal Area 832 sq ft / 77.29 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Desired	Current	Desired
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G



## 29 Farndale Avenue Holbrooks, Coventry CV6 4LT

UNEXPECTEDLY BACK ON MARKET... THREE BEDROOMS... NO UPWARD CHAIN... END OF TERRACE... OFF ROAD PARKING... EXTENDED KITCHEN... NEW BATHROOM... WORKSHOP TO REAR... GROUND FLOOR WET ROOM... DISABLED ACCESS TO FRONT... Located in Holbrooks, this three bedroom end of terrace property certainly needs to be viewed to appreciate everything that is being offered for sale. Briefly comprising of off road parking, disabled access to front door, through lounge dining room, ground floor wet room, extended kitchen, utility room, three bedrooms and newly installed bathroom to the first floor and a large workshop in the rear garden. This property also has the added benefit of being offered with no upward chain and being double glazed (where specified) and having combination boiler gas central heating. Is this your next home? Call us now to book your viewing.

O.I.R.O £184,995

**CONTACT INFORMATION**

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# 29 Farndale Avenue

Holbrooks, Coventry CV6 4LT



- THREE BEDROOMS
- GROUND FLOOR WETROOM
- THROUGH LOUNGE DINING ROOM
- NEWLY INSTALLED BATHROOM
- NO UPWARD CHAIN
- EXTENDED KITCHEN
- OFF ROAD PARKING ROOM
- LARGE WORKSHOP TO REAR
- UTILITY ROOM
- DISABLED / RAMP ACCESS

## Front Garden

## Entrance Hallway

## Living Room

12'6 x 10'10 (3.81m x 3.30m)

## Dining Area

12'7 x 11' (3.84m x 3.35m)

## Wetroom

4'10 x 4'7 (1.47m x 1.40m)

## Extended Kitchen

10'5 x 8'10 (3.18m x 2.69m)

## Utility Area

9'9 x 4'8 (2.97m x 1.42m)

## First Floor Landing

## Bedroom One

11'3 x 9'4 (3.43m x 2.84m)

## Bedroom Two

11'0 x 9'5 (3.35m x 2.87m)

## Bedroom Three

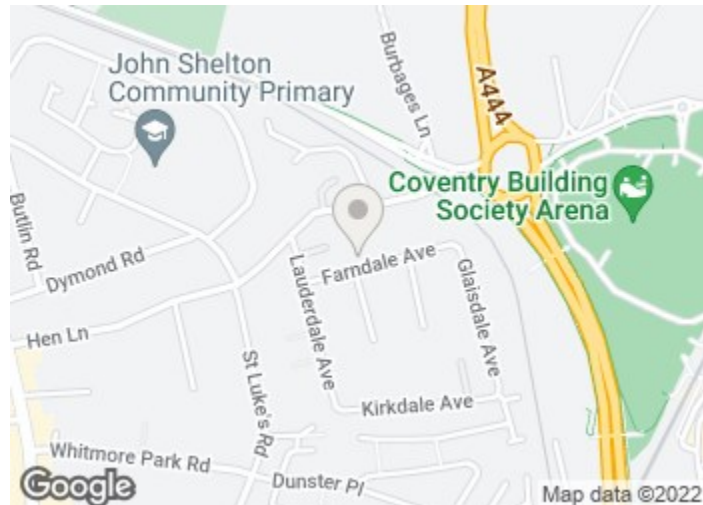
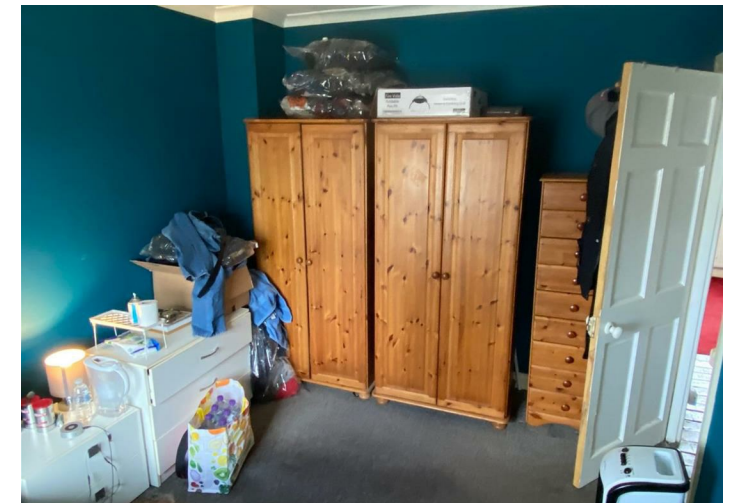
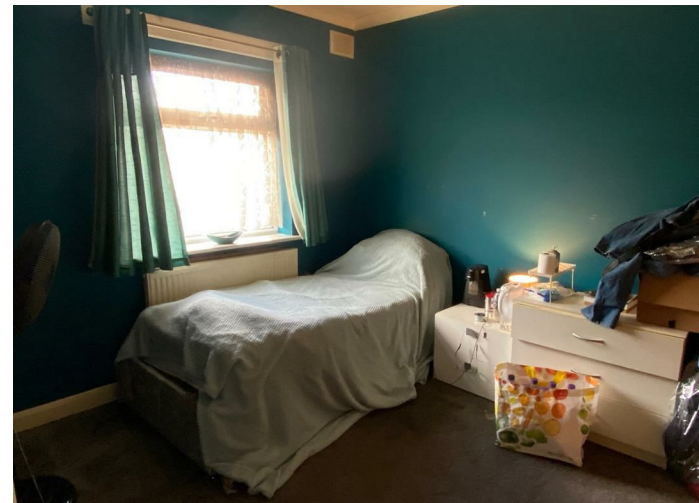
7'10 x 7'4 (2.39m x 2.24m)

## Family Bathroom

5'10 x 4'10 (1.78m x 1.47m)

## Rear Garden

## Rear Workshop



## Directions

