

56 Bridgeacre Gardens

Binley, Coventry, CV3 2NN

Offers Over £199,995



THREE / TWO BEDROOMS... LARGER THAN AVERAGE CORNER PLOT... GREAT POTENTIAL TO EXTEND (SUBJECT TO NORMAL PLANNING APPLICATION PROCEDURE)... DOUBLE GARAGE TO THE REAR... SOLAR PANELS... IN NEED OF MODERNISATION... RECENTLY INSTALLED VAILLANT CENTRAL HEATING BOILER. Located on the sought after Bridgeacre Gardens in Binley, this property, although in need of modernisation, has to be viewed to appreciate what is being offered for sale. Being on a larger than average corner plot with amazing potential, solar panels on the roof, open plan lounge dining room, kitchen, ground floor cloakroom, family bathroom and two / three bedrooms to the first floor. Please note that bedrooms three and one have an open archway that links the two but could easily be put back to three separate rooms. To the rear of the property is a double garage with two opening doors. One of which is a remote control roller door. There is also power and lighting in the garage and parking behind the wall as marked on the deeds. Call us now if you are looking for your next family home or that you are looking for your next little project.



Front Garden

Being mainly laid to lawn with planted borders, pedestrian gate that leads to the side and rear elevation and a paved pathway that leads to the:

Storm Porch

Having storage off housing the consumer unit and gas meter and further door that leads to the:

Entrance Hallway

Having open area beneath the stairs, coat cupboard and doors leading off to:

Ground Floor Cloak Room

6'6 x 2'5 (1.98m x 0.74m)

Having a window to the side, low level flush WC, vanity wash hand basin with storage beneath.

Kitchen

11'1 x 10' (3.38m x 3.05m)

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over and tiling to all splash prone areas.

Lounge Dining Room

17'1 x 16'10 (5.21m x 5.13m)

Having sliding double glazed patio doors, a double glazed window to the rear elevation, 'plug-in' electric fire and stairs leading off to the first floor and the:

First Floor Landing

Having airing cupboard off and further doors that lead to:

Bedroom One

17'1 x 10'2 (5.21m x 3.10m)

Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall. Please note that there is currently an open arch between this bedroom and bedroom three so is currently all one room. It could however very easily be made into two separate rooms.

Bedroom Two

11'2 x 10'2 (3.40m x 3.10m)

Having a PVCu double glazed window to the front elevation.

Bedroom Three

11'2 x 6'5 (3.40m x 1.96m)

Having a PVCu double glazed window to the rear elevation. Please note that there is currently an open arch between this bedroom and bedroom one so is currently all one room. It could however very easily be made into two separate rooms.

Family Bathroom

6'5 x 5'11 (1.96m x 1.80m)

Having an obscure window to the front elevation, panel bath, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear & Side Garden

Having ample space for a wrap round extension (subject to the normal planning application procedures) as the plot is larger than average. The rear garden area is laid mainly to lawn with planted borders and there is also a pedestrian gate that leads to the rear parking area and door that leads into the:

Double Garage

20'3 x 17'6 (6.17m x 5.33m)

Being of brick built design with two doors to the rear elevation and window to the front elevation. One has a remote control power roller door and one has a manual up and over door. There is also power and lighting.

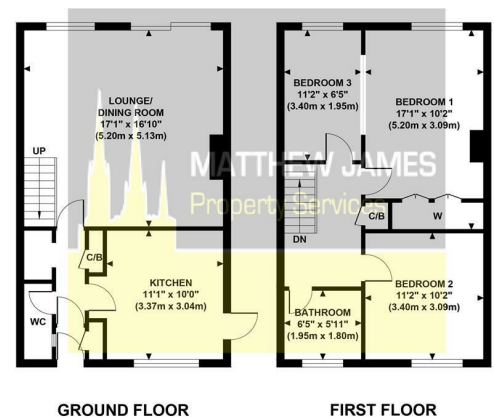
Area Map



Floor Plans

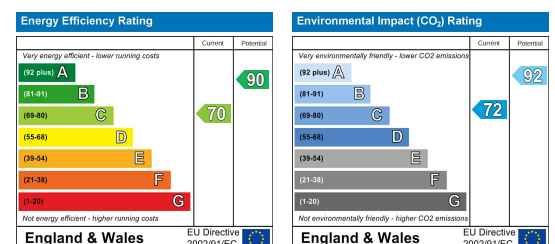
56, Bridgeacre Gardens

Approximate Gross Internal Area:
962 sq ft / 89.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Energy Efficiency Graph



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.

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