



Humber Road Coventry CV3 1NZ
£260,000

Benburys
SALES AND LETTINGS

Three bedroom semi-detached house on Humber Road. The property was built in 2012 and spans over an impressive 818 square feet, offering ample space for a well-designed residence. The layout allows for a comfortable living experience, making it perfect for those seeking a modern lifestyle. The bedrooms come with fitted wardrobes that provide both style and practicality. The inclusion of two bathrooms, one of which is an ensuite and a downstairs WC, ensures convenience for families or guests. Parking for two vehicles.

Hallway
11'5" x 3'4" (3.48 x 1.04)

Wooden flooring, single radiator, UPVC glass panel door

Kitchen
7'8" x 10'6" (2.34 x 3.21)

Fitted with range of matching wall and base units including cupboards and drawers, built in gas hob and electric oven with cooker hood, inset sink unit with mixer taps, roll top work surfaces with tiled splash back areas, laminate flooring, single radiator and double glazed windows

W.C
6'9" x 2'11" (2.08 x 0.91)

Laminate flooring, single radiator, double glazed windows, vanity unit with wash basin and low level W.C

Living room
16'6" x 14'9" (5.04 x 4.50)

Wooden flooring, two single radiators, double glazed windows, electric fireplace, patio doors to rear

Bedroom 1
8'7" x 10'5" (2.64 x 3.19)

Carpet to flooring, single radiator, double glazed windows, fitted wardrobe

En-suite
5'9" x 4'5" (1.77 x 1.36)

Laminate flooring, single radiator, double glazed window, white suite which features shower cubicle, low level W.C and pedestal wash basin.

Bathroom
5'0" x 6'8" (1.54 x 2.04)

Chrome towel rail, tiled flooring and walls, white suite which features a panel bath with shower-mixer unit on the taps and shower screen, vanity unit with close couple W.C and pedestal wash basin.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

Bedroom 2
7'10" x 11'1" (2.41 x 3.38)

Carpet to flooring, single radiator, double glazed windows and fitted wardrobe

Bedroom 3
7'4" x 6'8" (2.25 x 2.04)

Carpet to flooring, single radiator, double glazed windows and fitted wardrobe

Garden

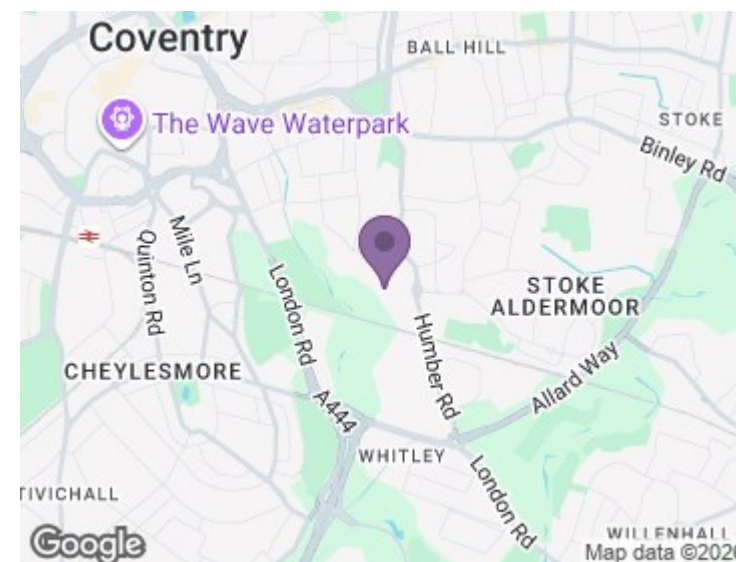
Raised grass area with shed, patio, fence surrounds and side gated access

Agency Notes

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure-Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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