



P
JohnPayne
ESTATE AGENTS

360°

VIEW 360°
VIRTUAL TOUR

Kelmscote Road
Coundon, Coventry

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Kelmscote Road

Coundon, Coventry, CV6 2DZ

**** RECENTLY REDUCED FOR A QUICK SALE **** A substantial double bayed semi-detached property occupying a commanding corner plot with the great benefit of a direct side driveway providing off-road parking and a good-sized garage. With the benefit of both gas heating and double glazing, the property is especially well placed for a good choice of amenities including several highly rated schools, daily shops and regular city centre bus services. Briefly comprising reception hall, through lounge/diner, kitchen, three bedrooms and a bathroom. The rear garden is only small and is of a courtyard style.



Arched Recessed Porch

Providing covered access through a double glazed front entrance door with matching surround opening into:

Reception Hall

11'3" x 5'5" (3.43m x 1.65m)

With hot water radiator, wood effect vinyl flooring and stairs leading to the first floor with storage cupboard below.

Front Lounge

11'5" into chimney breast x 11'4" plus bay (3.48m into chimney breast x 3.45m plus bay)

Having double glazed bay window, hot water radiator, attractive fireplace surround and hearth with living flame coal effect gas fire, exposed and painted floorboards and square opening into:

Dining Area

11' x 10'6" (3.35m x 3.20m)

With continuation of exposed and painted floorboards, hot water radiator and double glazed sliding rear patio doors.

Excellent Kitchen

13'10" x 6'4" min (4.22m x 1.93m min)

With a range of light wood effect units and dark contrasting worktops, inset sink unit with mixer tap, double glazed side and rear windows, double glazed personal rear exit door, selection of base cupboards, drawers and matching wall cabinets, space for various domestic appliances, built-in 'Sharp' electric oven, inset 'Prima' four ring gas hob unit with hood over, space for fridge freezer, hot water radiator, continuation of wood effect vinyl flooring and recessed spotlights.

First Floor Landing

With double glazed side window and access to the roof space.

Bedroom One (Front)

11'4" plus bay window x 10'8" into chimney breast (3.45m plus bay window x 3.25m into chimney breast)

With double glazed bay window and hot water radiator.

Bedroom Two (Rear)

11'6" x 10'8" (3.51m x 3.25m)

With double glazed window, hot water radiator and wall mounted 'Baxi' gas fired boiler.

Bedroom Three (Front)

7'3" x 6'5" (2.21m x 1.96m)

With double glazed window and hot water radiator.

Bathroom

6'4" x 5'7" (1.93m x 1.70m)

In a white suite with chrome fittings comprising; bath with 'Mira Sport' shower unit over, rail and curtain, basin, WC, double glazed window, hot water radiator, wood effect vinyl flooring, complementary part-tiled walls and recessed spotlights.

Outside

To The Front and Side

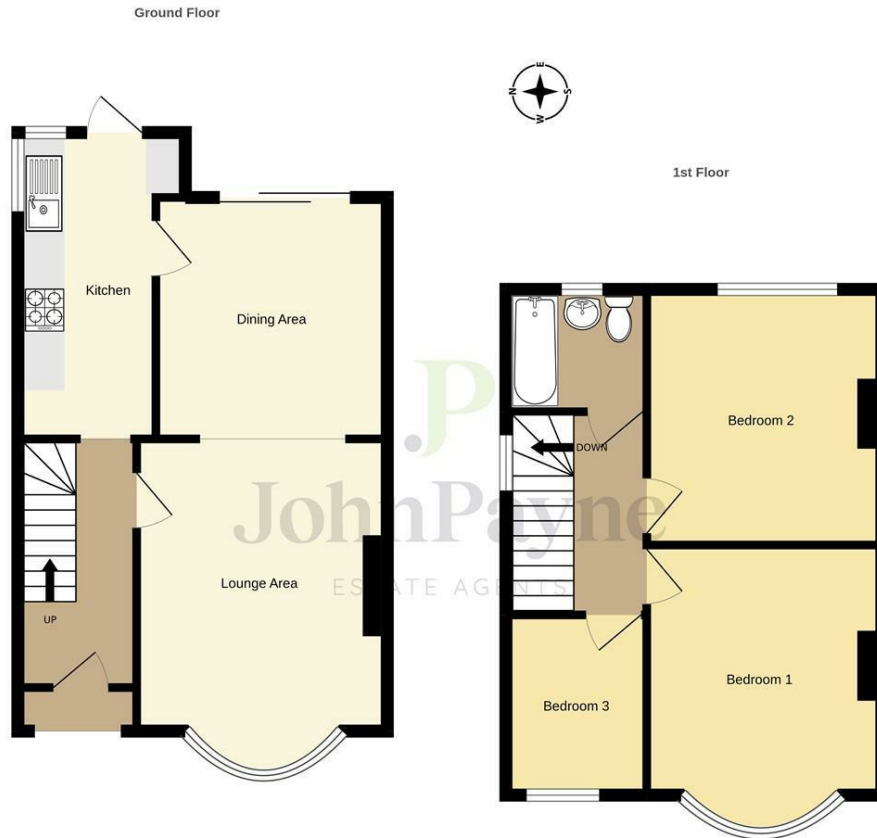
The property occupies a very prominent corner location with gardens to three sides, front brick boundary wall and mature trees, bushes and shrubs with larger coloured gravelled areas. A direct driveway to the side of the property provides valuable off road parking for a number of vehicles leading to a substantial brick garage.

To The Rear

The rear garden is only small, fully enclosed and block paved.



Call for your **FREE VALUATION**



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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