



**99 Honiton Road, Wyken
Coventry CV2 3EG
Offers Invited £210,000**

Pointons Estate Agents are pleased to welcome to market this two bedroom mid terrace home on Honiton Road, Wyken, Coventry. Close to local shops, schools and further amenities. This property benefits from gas central heating and double glazing throughout

In brief this property comprises of; an entrance hall, living room, dining room and kitchen. To the first floor there are two bedrooms and a family bathroom. Gardens to front and rear with the rear also having access to a garage. EPC C / Council tax - B



Porch

Window to front, sliding door, door to:

Entrance Hall

9'0" x 2'9" (2.75m x 0.85m)

Stairs to first floor, central heating thermostat, door to:

Living Room

10'3" x 11'8" (3.12m x 3.55m)

Bay window to front, fireplace, door to:

Dining Area

11'1" x 14'9" (3.37m x 4.50m)

door to under stair storage, wall opening to kitchen, door to:

Kitchen

6'11" x 14'9" (2.11m x 4.50m)

Fitted kitchen with matching base units, one and a half bowl stainless steel sink, four ring integrated electric hob, integrated electric oven, space for a washing machine and fridge freezer, window to rear, door to garden/

Bedroom 1

10'6" x 14'9" (3.21m x 4.50m)

Window and radiator to front,

Bedroom 2

10'11" x 8'11" (3.32m x 2.73m)

Window and radiator to rear.

Bathroom

6'4" x 5'6" (1.93m x 1.67m)

Fitted with a three-piece matching suite consisting of a shower cubical with mixer tap and hose, pedestal hand wash basin, close coupled WC, window to rear radiator to side

Garage

14'0" x 22'0" (4.27m x 6.71m)

Up and over door from rear, door to garden within property boundary

Tenure

Freehold

Floor area: 759.5 sqft

Energy efficiency rating: tbc

Council tax band: B

Year built: 1940-1950

Vendor Position, Chain Free- Property tenanted

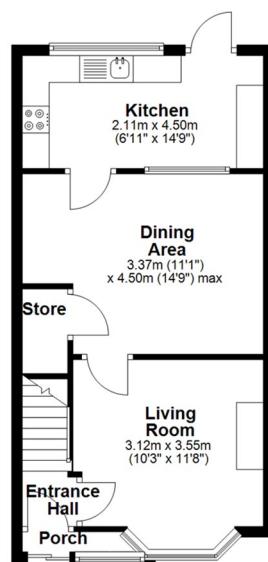
Loft: Insulated

Heating: Gas central heating

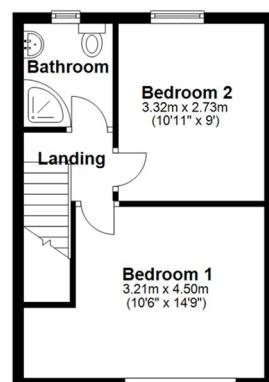
Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor



First Floor



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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