



50 Aldbourne Road,
Coventry, CV1 4EQ

CASH offers over £100,000

For Sale



- 2/3 Good Size Bedrooms
- 1/2 Reception Rooms
- Gas central heating & uPVC double glazing
- Close To City Centre, Shops, Schools & Parks
- Ground Floor Bathroom
- On Street Parking
- Vacant Possession- No Chain

Location: Along Radford Rd, 1st right into Light Ln which becomes St Nicholas St then Sandy Ln. Right into Widdrington Rd and 1st right into Aldbourne Rd.



**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

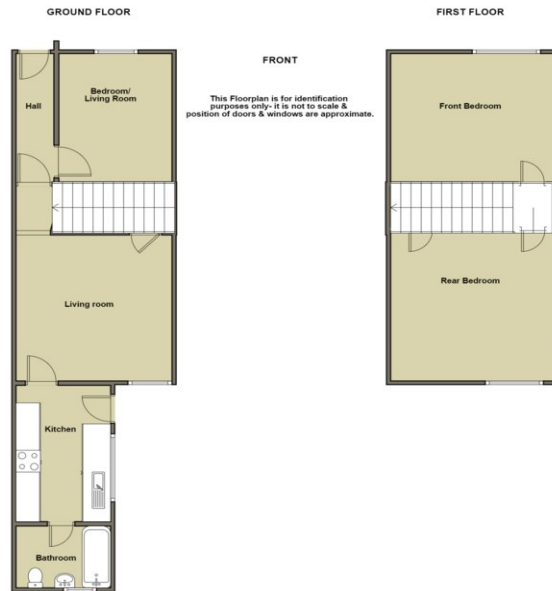
Call **02476 258492**

Website: www.covagent.co.uk

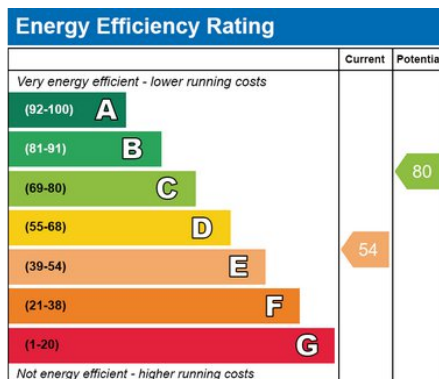


Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



A 2/3 bed house with Gas central heating and double glazing, ideal as a first home or rental investment. Located close to the City Centre with local shops, schools, parks and amenities nearby. The property comprises of Entrance Hall, Fitted Kitchen, Lounge/Rear Reception Room, Front Reception Room/3rd Single Bedroom, Bathroom and 2 Double Bedrooms to the First Floor. Sold with Vacant possession and NO CHAIN



Hall	with Laminate flooring and central heating radiator.
Front Reception Room/Bedroom 3	3.38 x 2.26 - (11'1" x 7'5") with laminate flooring, uPVC double glazed window and central heating radiator.
Rear Reception Room/Lounge	3.35 x 3.66 - (11'0" x 12'0") with laminate flooring, uPVC double glazed window and central heating radiator.
Kitchen	1.83 x 2.62 - (6'0" x 8'7") with uPVC double glazed window, range of base and wall units with roll edge worktops, inset Gas Hob, built under Oven and uPVC door to small rear concreted outside area.
Bathroom	With panel Bath with mixer tap shower over, wash basin and WC. Fully tiled, uPVC double glazed window and central heating radiator.
First Floor Bedroom 1	3.38 x 3.35 - (11'1" x 11'0") with uPVC double glazed window and central heating radiator.
First Floor Bedroom 2	3.66 x 3.38 - (12'0" x 11'1") with uPVC double glazed window and central heating radiator.
Outside	Front forecourt with brick boundary wall Rear yard with rear pedestrian access

Tenure	Freehold
Council Tax	Band A

These details were prepared following our inspection, and information provided by our clients, when the property was first placed on sale. Every care has been taken to ensure accuracy, but these details, including measurements, are for general guidance only. We have not carried out any form of survey on the property or tested any appliances or services and cannot verify they are in working order or fit for purpose and would advise a buyer to satisfy themselves by inspection and/or professional advice in relation to this or any other aspect of these details.

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