



4 Cloister Croft  
Coventry CV2 2AY  
Guide Price £250,000



# 4 Cloister Croft

A two bedroom semi detached bungalow situated on a large corner plot in a quiet residential area, cul-de-sac position and is offered with no upward chain. The property has potential to extend to the rear and side elevation (STPP). The accommodation briefly comprises: entrance hall, lounge, fitted kitchen, two bedrooms and fitted shower room. Outside there are gardens to front and rear with access to a driveway & detached garage.

## Location

Cloister Croft is located just off the Ansty Road and is found just a few minutes walk from Coventry's University Hospital. This quiet street provides a good, respected area for families and professionals. For commuters, Junction 2 of the M6 motorway is around 1 mile away. There are numerous local supermarkets and shopping facilities. Further local amenities include the Showcase Cinema and Megabowl, both being within walking distance. Local good schools include Caludon Castle and Walsgrave Primary. [Times and distances sourced from Google maps and may vary].

## Approach

Having a double glazed front door.

## Entrance Hall

Having a radiator and doors leading to adjacent rooms.

## Lounge

5.06m x 3.64m (16'7" x 11'11")

A light and airy room which has a double glazed window to the front elevation, radiator and space for lounge furniture.

## Fitted Kitchen

3.58m x 2.27m (11'8" x 7'5")

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. There is space for a electric oven and gas hob, plumbing for washing machine, space for domestic appliance, radiator, double glazed window to the front & side elevations.

## Bedroom One

4.25m x 3.17m (13'11" x 10'4")

Having a double glazed window to the rear elevation, radiator and space for bedroom furniture.

## Bedroom Two

3.54m x 2.60m (11'7" x 8'6")

Having a double glazed window to the rear elevation, radiator and a door leading out to the rear garden. This room could be used as a dining room should any buyer wish to do so.

## Fitted Shower Room

1.93 m x 1.68 m (6'3" m x 5'6" m)

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the side elevation.

## Front Of Property

Lawned area with access to driveway providing off road parking.

## Rear Garden

Paved patio area beyond being laid to lawn.

## Garage

Having a garage which is ideal for storage.

## Features

Potential To Extend To The Side & Rear (STPP)

Great Location

Off Road Parking

Detached Garage

Situated On A Large Corner Plot

Front & Rear Gardens

Two Bedrooms

EPC Rating D



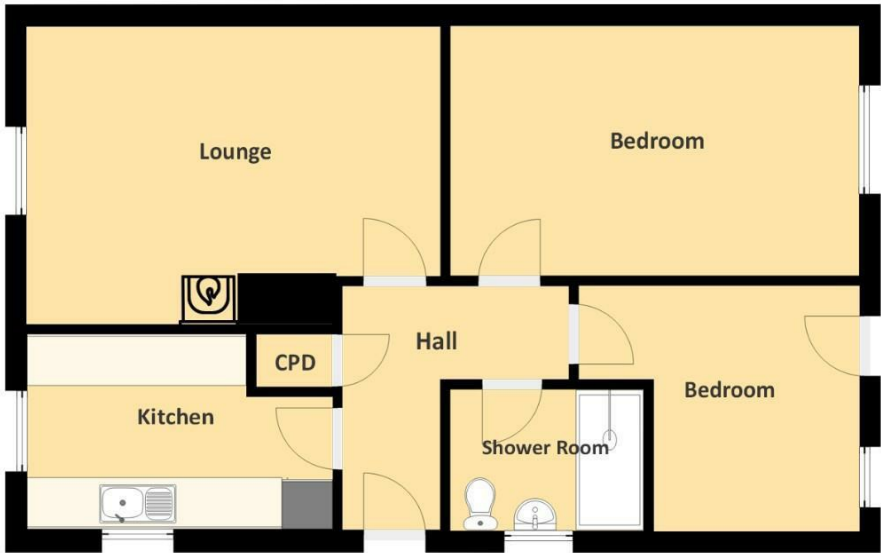




Floorplan

Internal Living Area 646sq ft / 60.00m2

GROUND FLOOR



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General Information

Tenure  
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.


Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Coventry District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,  
Warwickshire, CV32 4LY

wiglesworth.com