

**17 Avondale Road
Brandon
COVENTRY
CV8 3HS**

Guide Price £350,000



- **FOUR BEDROOMS**
- **VILLAGE LOCATION**
- **LANDSCAPED REAR GARDEN**
- **1250 SQUARE FEET**

- **SEPARATE RECEPTION ROOMS**
- **OFF ROAD PARKING**
- **MID TERRACE PROPERTY**
- **ENERGY EFFICIENCY RATING C**

To arrange a viewing call us today on 01788 550044 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom mid terrace property situated in the popular village of Brandon. In brief the accommodation comprises; entrance porch, hallway, lounge, dining room, fitted kitchen, four first floor bedrooms, a family bathroom and separate W.C.. This property benefits from gas radiator central heating and upvc double glazing. Externally there is a generous enclosed rear garden, off road parking for two vehicles. Early viewing is highly recommended. Brandon is a village situated between Binley Woods and Wolston both of which offer local amenities including shops, post office, newsagents, doctor's surgery, hairdresser and primary school. Rugby town and the city of Coventry are just a short drive away and offer a host of further amenities including a range of retail outlets, leisure facilities, restaurants, theatres and some excellent schooling. The development is also well placed for the commuter, thanks to excellent road and rail links. Coventry City centre is 7.5 miles distant with the nearby towns of Rugby and Leamington being 6 miles and 9 miles respectively. Rugby rail station has a high speed train service to London Euston in under 50 minutes and Birmingham International Airport is approximately 18 miles distant.

Accommodation Comprises

Entry via composite glazed entrance door into:

Entrance Porch

Windows to front and side. Door to:

Hallway

Stairs rising to first floor. Understairs storage cupboard. Radiator. Doors off to dining room and lounge.

Lounge

20'1" x 15'5" (6.13m x 4.70m)

Window to front. Bay window to rear. Radiator. Door to kitchen.

Dining Room

10'11" x 9'10" (3.33m x 3.01m)

Window to rear. Radiator.

Kitchen / Breakfast Room

18'4" x 7'10" (5.61m x 2.40m)

Fitted with a range of shaker style base and eye level units, with wooden work surface space and breakfast bar. Stainless steel sink and drainer unit with mixer tap over. Electric hob with extractor over. Electric oven. Integrated washing machine. Integrated fridge/freezer. Space for a tumble dryer. Radiator. Window to front. Window to rear. Part glazed door to rear garden.

First Floor Landing

Access to loft space. Window to front. Airing cupboard housing boiler. Doors off to bedrooms, bathroom, and w.c.

Bedroom One

13'9" x 10'11" (4.20m x 3.33m)

Window to rear. Radiator.

Bedroom Two

11'5" x 10'11" (3.50m x 3.33m)

Window to rear. Radiator.

Bedroom Three

13'3" x 7'10" (4.04m x 2.41m)

Window to rear. Radiator.

Bedroom Four

10'2" x 7'5" (3.12m x 2.28m)

Window to front. Built in wardrobe. Radiator.

Bathroom

With suite to comprise; panelled bath with shower and shower screen, and vanity unit with wash hand basin. Radiator. Window to front.

Separate W.C.

Low level w.c. Radiator. Window to front.

Front Garden

Paved to provide off road parking for three cars. Canopy with steps rising to front entrance door. Raised stone border with brick retaining wall to one side. Brick wall to the other side.

Rear Garden

Raised patio area. Planted flower beds to side. Area laid to lawn. further raised patio area with steps rising to further seating area. Gated access leading to service road. Timber shed. Childs summerhouse.

Agents Note

Council Tax Band: C

Energy Efficiency Rating: C



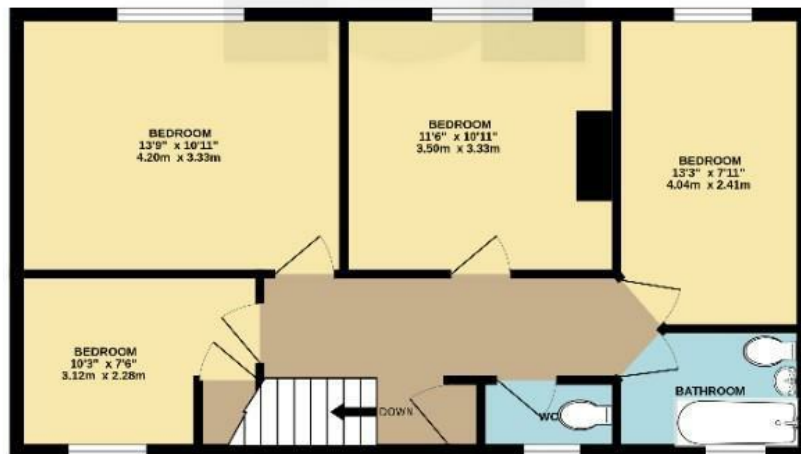




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



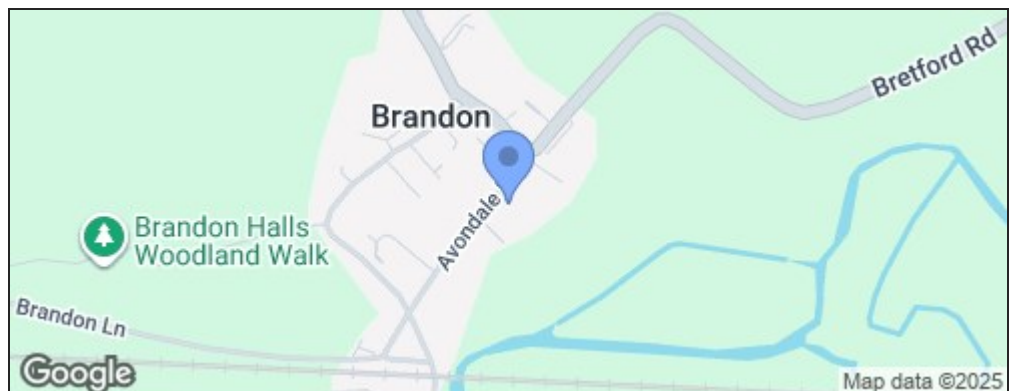
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
	74	79



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.