



£185,000

124 Honiton Road, Coventry, Warwickshire, CV2 3EH

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We are pleased to offer this 3 Bedroom End Terrace property in the popular area of Upper Stoke. The property benefits from all round UPVC Windows and Doors and Central Heating Throughout. The Property is entered via a UPVC porch into the bright and airy hallway with 2 reception rooms leading off to the side and the large galley style kitchen at the back end of the property. The bright kitchen has views over the large garden with rear access onto the patio. The house is in overall good condition and has been owned by the vendor for the last 60 years. This property would benefit from a renovation/modernisation by the new owner but makes an ideal project that can be lived in and enjoyed at the same time.

Upstairs there are two good size double bedrooms with large windows, one overlooking the front of the property and the other with views over the large rear garden. The third single bedroom overlooks the front of the property. The modern first floor Shower room is bright with recent upgrades with light colored tiles/fixtures and fittings.

The long rear garden benefits from side access from the front and a garage at the bottom of the garden accessed by a private road to residents on the street.

Reception Room 1

10'9" x 12'1" (3.3 x 3.7)

The lounge is just of the hall way located at the front of the property with a bright and airy feel with a large UPVC window over looking the small front garden.

Reception Room 2

10'9" x 10'9" (3.3 x 3.3)

This good size second reception room benefits from a large window with views over the rear patio and garden.

Kitchen

19'8" x 7'2" (6 x 2.2)

This Galley style kitchen benefits large UPVC windows over looking the rear garden and patio to the side with a UPVC door leading out onto the patio. This kitchen has plenty of natural light with plenty of room for a breakfast bar becoming the hub of the house.

Hallway & Landing

11'5" x 5'2" (3.5 x 1.6)

The Hallway is entered via a small UPVC porch with stairs leading to the first floor, two doors leading off to both reception rooms and allowing access to the large galley kitchen and garden.

Bedroom 1

13'1" x 8'10" (4 x 2.7)

This large and bright principle bedroom located at the front of the property has a large bay window allowing plenty of natural light.

Bedroom 2

10'0" x 10'5" (3.05 x 3.2)

Bedroom 2 is located at the rear of the property with a large UPVC Window overlooking the rear garden.

Bedroom 3

7'2" x 8'2" (2.2 x 2.5)

Bedroom 3 is a single bedroom located at the front of the property with a large UPVC window over looking the front garden.

Shower Room

5'5" x 5'8" (1.66 x 1.74)

The Modern Shower room is located at the back of the property with a bright and airy feel with enclosed shower and electric Power shower WC and Wash Basin.

Garden

The large enclosed North East facing rear garden benefits from side access from the front and access to the rear garage from a private road used by residents only.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

