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2 Ibex Close
Binley, Coventry

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2 Ibex Close Binley, Coventry CV3 2FB

This three bedroom detached house, in a great location and with enviable views to the front, is offered for sale with the benefit of no upward chain.



On the ground floor there is a through lounge and dining room, which leads through to a good sized, modern conservatory. A separate kitchen with integrated hob and oven provides access to the garden. On the first floor are three good sized bedrooms and a family shower room. Outside the property has a pedestrian fronted access, a very well planned and looked after rear garden with a brick garage and rear parking.

- Three bedroom detached house
- Available vacant from summer 2023
- Pedestrian fronted access with an open aspect field in front
- Rear car access with brick garage
- Lounge, dining room and conservatory
- No chain
- For sale vacant and unfurnished or furnished as an investment opportunity with tenants

Offers Over
£260,000



Living Room



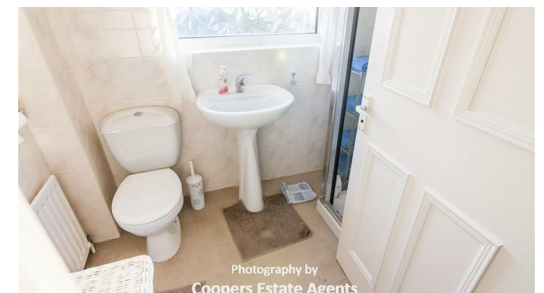
Dining Room



Conservatory



Kitchen



Shower Room



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Bedroom 1



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Bedroom 2



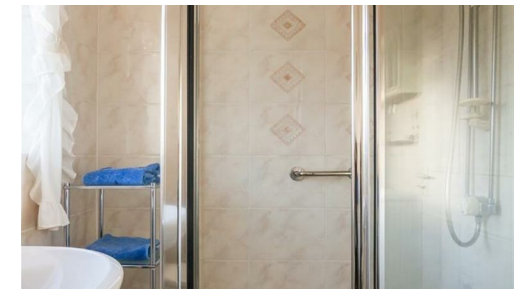
Google

Map data ©2023



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Bedroom 3



Rear Elevation

Tenure

We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures

Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

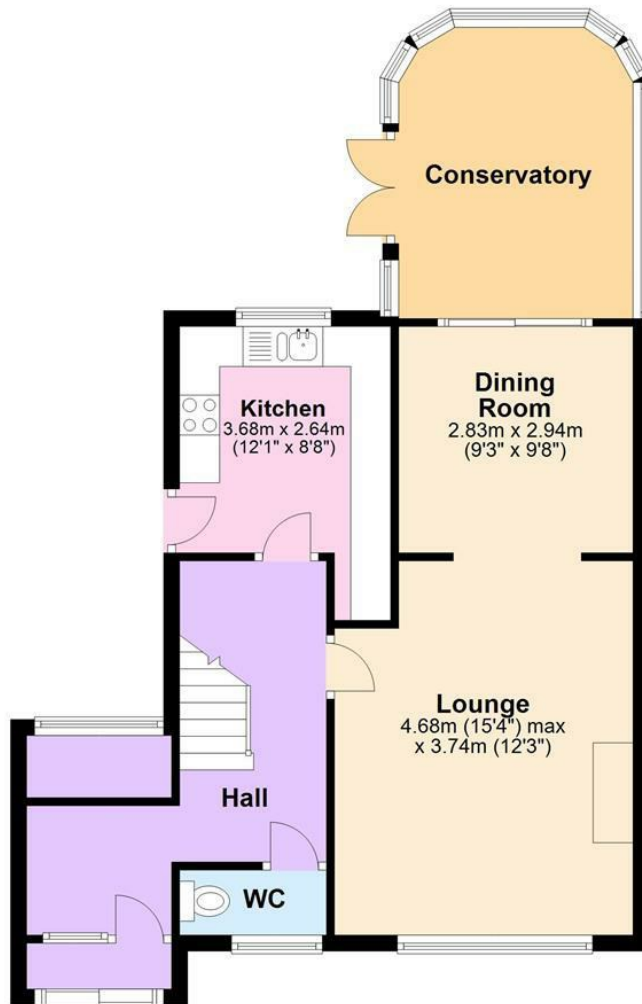
Council tax

According to valuation Office Website enquiries this property is in Band C

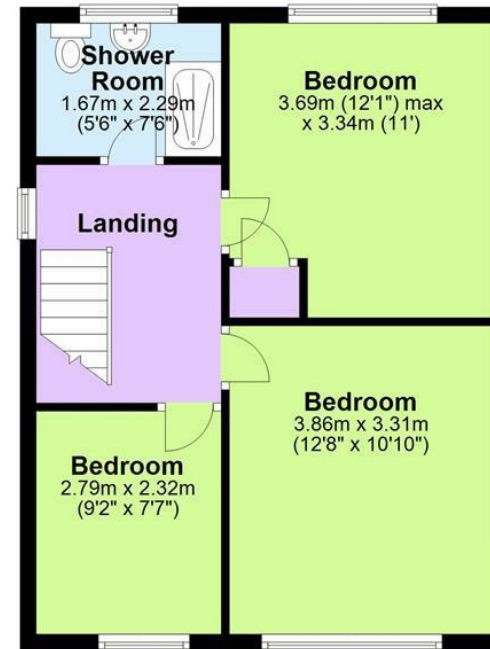
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	51	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Ground Floor



First Floor



Total area: approx. 109.3 sq. metres (1176.1 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

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