

Walton Close, Binley, Coventry CV3 2LJ  
£135,000

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LETTINGS AND SALES



**\*\*\* NO UPWARD CHAIN\*\*\* \*\*\*INVESTORS ONLY, TENANT IN SITU\*\*\*** A two bedroom end of terrace home in a popular residential location benefiting from gas central heating and double glazing throughout. In brief this property comprises of an entrance porch leading through to a hallway, a spacious living room with an open plan kitchen which has a range of fitted wall & base units and integrated oven/hob. To the first floor are two bedrooms with built in wardrobes and a family bathroom with white suite and shower over bath. Externally there are low maintenance gardens to the front and rear and a garage.

**Approach**

Path leading to the porch, low maintenance garden.

**Living Room**

10'4" m x 16'2" m (3.16 m x 4.94 m )

Carpeted, feature fire place, under stairs storage, double glazed window, radiator.

**Kitchen**

13'4" m x 8'1" m (4.08 m x 2.47 m)

Tiled flooring, range of wall & base units with integrated gas oven/hob, double glazed window, back door leading to the rear garden, radiator.

**Bedroom One**

13'5" m x 11'7" m (4.10 m x 3.54 m )

Carpeted, built in wardrobe space, cupboard space, double glazed window, 2x radiators.

**Bedroom Two**

8'0" m x 10'8" m (2.44 m x 3.27 m )

Carpeted, built in wardrobe space, double glazed window, radiator.

**DISCLAIMER**

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**Bathroom**

5'7" m x 6'1" m (1.72 m x 1.86 m)

Carpeted, white suite hand basin, W/C & bath with shower over, heated towel radiator, double glazed window.

**Rear Garden**

Low maintenance part paved/lawn & a garage.

**Garage**

8'3" m x 18'2" m (2.54 m x 5.56 m )

**Tenure - Freehold**

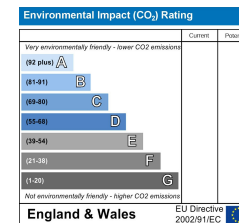
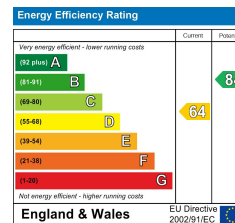
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**

Viewings are strictly by appointment only via Archer Bassett.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using Planip.



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