



Pumphouse Close, Longford
£190,000

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ESTATE AGENTS

Pumphouse Close, Longford, Coventry

Complete Estate Agents are pleased to present this three bedroom end terraced property in the sought after area of Longford, located close to local amenities, major road networks and bus routes. In brief the property comprises of: Entrance hall, downstairs WC, lounge, kitchen/dining room to the ground floor. Three bedrooms, family bathroom and an en suite to the first floor. The property benefits from gas central heating, uPVC double glazing, front and rear gardens, additional land/garden space at the side of the property and parking spaces for two vehicles. A viewing is highly recommended to fully appreciate this family home.

Frontage

With small fencing about the front garden, gate, paving slabs, lawn area to front and side, paving slabs leading to the side gate, paving slabs to the front uPVC double glazed door which leads into;

Entrance Hallway 6'5" x 3'2" (1.96 x 0.97)

uPVC double glazed window to the side elevation, single panel radiator and a door leading into;

Cloakroom/WC 6'2" x 2'9" (1.88 x 0.84)

Obscure uPVC double glazed window to the front elevation, single panel radiator, WC and a pedestal wash hand basin.

Lounge 18'0" x 14'6" (5.49 x 4.42)

With coal effect fire in feature fireplace surround, stairs to the first floor, uPVC double glazed window to the front elevation, two single panel radiator and a door leading into;



Kitchen/Dining Room 14'4" x 9'1" (4.39 x 2.77)

With a range of wall and base units with work surfaces above, sink unit, built in four ring gas hob with extractor fan above, oven and grill beneath, space and plumbing for washing machine, space for fridge freezer, single panel radiator, walk in storage area beneath the stairs, uPVC double glazed french doors to the rear garden and uPVC double glazed window to the rear elevation.

First floor Landing

Access to roof space, uPVC double glazed window to the side elevation, single panel radiator, cupboard housing the hot water cylinder and doors leading off to;

Master Bedroom 13'5" x 8'5" (4.11 x 2.59)

uPVC double glazed window to the front elevation, single panel radiator and a door leading into;

En Suite 8'5" x 4'1" (2.59 x 1.27)

Comprising of a shower cubicle: with shower unit above inset shower tray, WC, pedestal wash hand basin and a single panel radiator.

Bedroom Two 8'0" x 10'5" (2.46 x 3.18)

uPVC double glazed window to the rear elevation and a single panel radiator.

Bedroom Three 5'8" x 8'7" (1.73 x 2.64)

uPVC double glazed window to the front elevation and a single panel radiator.

Bathroom 6'2" x 5'6" (1.88 x 1.68)

With bath, WC, pedestal wash hand basin, obscure uPVC double glazing to the side elevation and a single panel radiator.

Rear Garden

With paved area, pleasant garden, side gate, brick wall, lawn area, paving slabs leading to the back of the garden and side plot/garden space for the property.

Location

Coventry is a cathedral city in the heart of England. Surrounded by beautiful Warwickshire countryside and part of the West Midlands region, Coventry is home to over 300,000 people making it the 11th biggest city in the UK. Coventry's history lies in manufacturing, with British cycle and motor history very much rooted in the city. Coventry was also famed for its ribbon industry and watch/clock making, although innovative technologies, retail, tourism and leisure now complement the more traditional areas of manufacturing. The city has two universities – the city centre-based Coventry University and the University of Warwick on the southern outskirts. Coventry is well connected by rail, with a direct service from Coventry to London Euston taking just 59 minutes. The M6, the M69 and the A45 are the city's main road links.

Directions for Sat Nav

Postcode:

Tenure

Freehold

Local Authority

Coventry City Council



Tax Band

C

Viewing

Strictly by appointment only via Complete Estate Agents

Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

Mortgage Advice

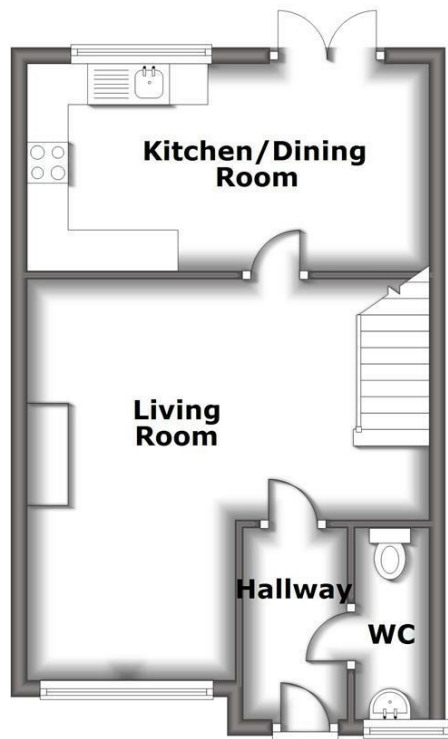
Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.

Conveyancing Services

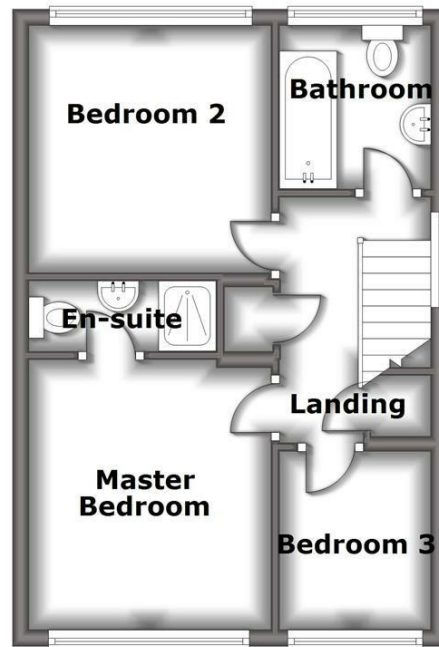
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.



Ground Floor



First Floor



This floorplan is to be used as a guide only and not be taken as fact or to scale. The property may be different to actual diagram shown and square footage may differ.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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