



# Ellis Brooke



98 Bridgeacre Gardens  
Coventry, CV3 2NP

**Asking price £250,000**



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## Summary

A well-maintained three-bedroom mid-terraced home on the outskirts of Binley, conveniently situated close to local amenities. The property features a fitted kitchen with Neff appliances, double glazing throughout, a downstairs WC, lounge/dining room, three comfortably sized bedrooms, and a rear garden with a garage.

## Location

Bridgeacre Gardens in Coventry is close to well-regarded schools including Clifford Bridge Academy and Caludon Castle School. It sits approximately a mile from University Hospital Coventry, it is within easy reach of local shops and services, and a short drive from the motorway network for wider travel.

## Porch

Enter via uPVC door. Storage cupboard.

## Entrance Hall

Enter via obscure glazed door. Laminate flooring. Radiator. Doors to further accommodation. Under stairs cupboard. Door into:

## Cloakroom

Low flush wc. Wash hand basin with separate taps. Wall mounted Worcester boiler. Obscure double glazed window to the front elevation.

## Kitchen

11'0 x 10'0 (3.35m x 3.05m)

With a range of base and eye level units and roll

top worksurfaces. Built in Neff oven, hob and extractor hood. Built in one and a half sink with drainage board and mixer tap. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. uPVC window to the front elevation. Vertical radiator. Laminate flooring.

## Lounge/Dining Room

10'8 x 16'10 (3.25m x 5.13m)

Continuation of laminate flooring. Stone effect electric fire with mantle and surround, uPVC window and uPVC sliding door to the rear elevation. Two double panel radiators. Stairs to first floor. TV point.

## Landing

Doors to further accommodation. Storage cupboard. Loft hatch with pull down ladder.

## Bedroom One

16'10 x 9'10 (5.13m x 3.00m)

uPVC double glazed window to the rear elevation. Radiator. TV point.

## Bedroom Two

10'11 x 10'0 (3.33m x 3.05m)

uPVC window to the front elevation. Radiator.

## Bedroom Three

11'2 x 6'5 (3.40m x 1.96m)

uPVC window to the rear elevation. Telephone point. Radiator.

## Bathroom

9'7 x 6'6 (2.92m x 1.98m)

'P' Shaped bath with rain effect mixer shower above and hair attachment. Low flush WC. Wash hand basin with pedestal and separate taps. uPVC obscure glazed window to the front elevation. Tiled walls and Vinyl flooring. Heated towel rail.

## Rear Garden

Over split levels there is a lawned area outside the rear sliding doors. Fencing to all boundaries. A decking area at the rear of the garden and a rear gate providing access to the garage.

## Single Garage

Up and over door. Light and power.

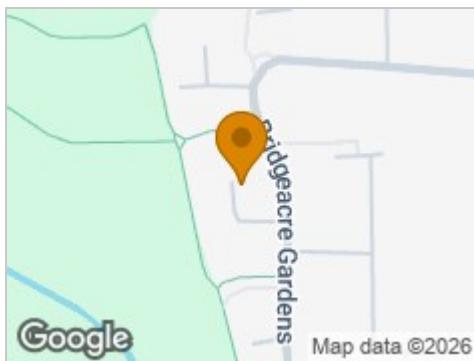
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This is done to meet our obligations under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your information. The cost of these checks is £25 (inc VAT) which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



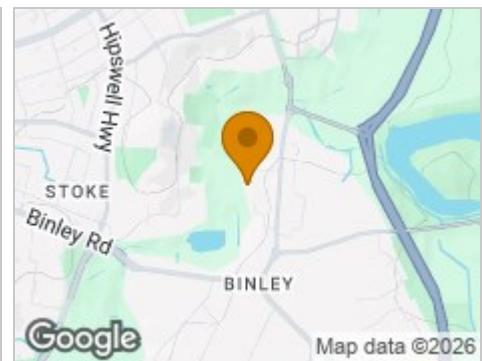
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Rugby Office on 01788 221242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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	

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