

**14 Avondale Road
Brandon
COVENTRY
CV8 3HS**

Guide Price £225,000



- **TWO DOUBLE BEDROOMS**
- **LOUNGE**
- **REFITTED MODERN BATHROOM**
- **OFF ROAD PARKING**
- **NO ONWARD CHAIN**

- **MID TERRACE**
- **REFITTED MODERN KITCHEN**
- **FRONT AND REAR GARDENS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING D**

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A two bedroom mid terrace home set in the popular village of Brandon, offered to the market with NO ONWARD CHAIN. The accommodation includes an entrance hall, a comfortable lounge, a refitted kitchen, two double bedrooms, and a modern four piece bathroom suite.

Outside, the property enjoys off-road parking for two vehicles and a generous rear garden extending to approximately 100ft. Additional benefits include gas-fired central heating and uPVC double glazing.

Brandon is a well-placed village between Binley Woods and Wolston, both offering everyday amenities such as shops, a post office, a newsagent's, a doctor's surgery, a hairdresser, and a primary school. Rugby and Coventry are only a short drive away and provide a wider choice of retail, leisure, dining, and schooling options. The village is ideal for commuters, with excellent road and rail connections: Coventry is around 7.5 miles away, Rugby 6 miles, and Leamington Spa 9 miles. Rugby railway station offers a high-speed service to London Euston in under 50 minutes, and Birmingham International Airport is approximately 18 miles from the village.

Accommodation Comprises

Entry via obscure glazed upvc door into:

Entrance Hall

Stairs rising to first floor. Storage cupboard housing electric meters. Door to:

Lounge

13'5" x 13'2" (4.11m x 4.02m)

Upvc double glazed window to front aspect. Radiator. Storage cupboard. Feature fireplace with electric fire. Covng to ceiling. Door to:

Refitted Kitchen / Diner

16'5" x 7'7" (5.02m x 2.32m)

Fitted with a range of modern base and wall mounted soft close units with work surface space. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Four ring ceramic hob with extractor over. Tiled splashbacks. Built in electric oven and grill. Space and plumbing for a tumble dryer. Space for a washing machine. Wall lights. Grey laminate flooring. Radiator. Two upvc double glazed windows to rear aspect. Upvc double glazed door to rear garden.

First Floor Landing

Radiator. Doors off to bedrooms and bathroom.

Bedroom One

13'2" x 10'9" (4.02m x 3.30m)

Upvc double glazed window to front aspect. Radiator. Storage cupboard.

Bedroom Two

10'2" x 8'9" (3.12m x 2.69m)

Upvc double glazed window to rear aspect. Radiator. Airinig cupboard housing replacement comi boiler.

Refitted Bathroom

A contemporary four piece suite to comprise; corner bath with mixer tap over, corner shower enclosure with rainfall mixer shower, wall mounted wash hand basin, low level w.c. Vanity storage. Chrome ladder radiator. Fully tiled walls. Polished tiled floor. Upvc obscure double glazed window to rear elevation. Access to loft space.

Front Garden

Slabbed area providing off road parking for two cars. Pathway to entrance with handrails. Mainly laid to lawn.

Rear Garden

A north west facing garden. Enclosed by timber fencing with gated side access. The garden is mainly laid to lawn and is not overlooked at the rear. Patio area. Further hardstanding area. Raised decking area. Range of mature shrubs and trees. Approx 100 ft long.

Agents Note

Council Tax Band: B

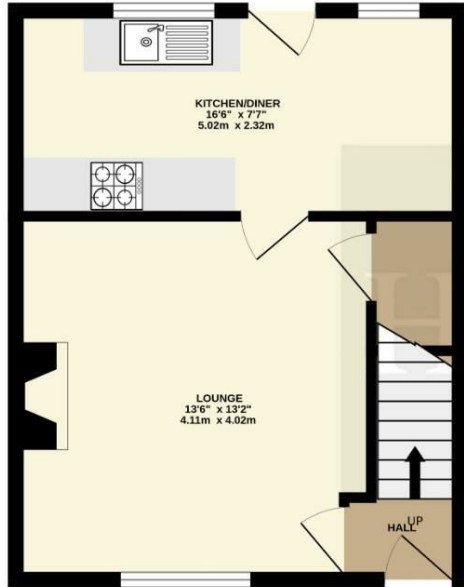
Energy Efficiency Rating: D

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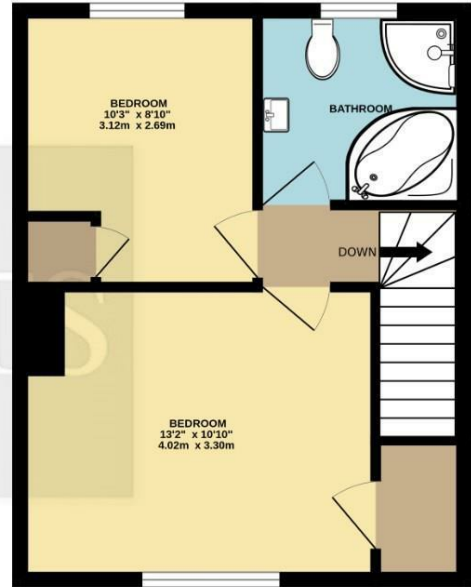




GROUND FLOOR
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.

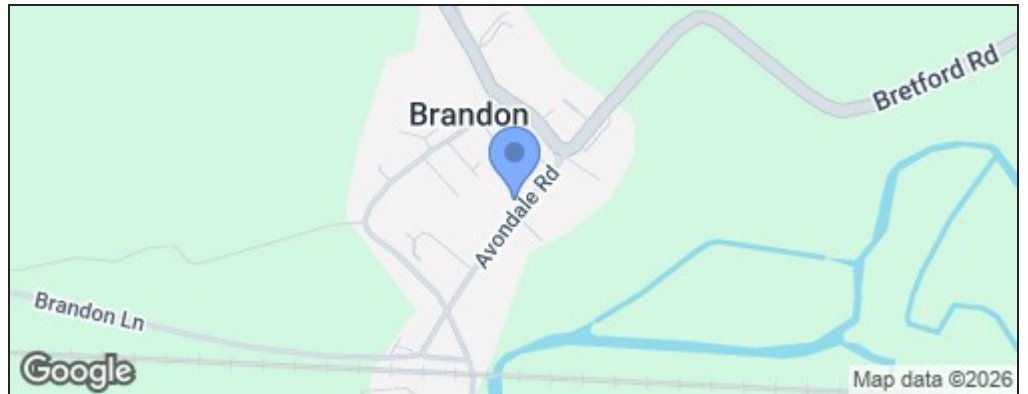


TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.