



2 Hawksworth Drive, Coundon, Coventry, CV1 4PX

£169,950

- Freehold One Bedroom End Of Terrace
- Refitted Bathroom with Shower
- Dimplex Quantum Storage Heating
- Front Driveway For Two Cars
- Available With No Onward Chain
- Refitted Kitchen With Appliances Included
- EPC Rating D - 64
- Newly Installed Double Glazing And Composite Door
- Private Rear Garden And Patio
- Coventry City Council Tax Band A

2 Hawksworth Drive, Coventry CV1 4PX

A fabulous opportunity to purchase this freehold first home or buy to let investment house. This end of terrace has been modernised and benefits newly installed uPVC double glazing throughout with vertical blinds and a composite entrance door. Internally the property has been redecorated, re-carpeted and benefits modern Dimplex Quantum Heating. The house comprises a hallway with coats cupboard and stairs to the first floor. The lounge has two windows and double doors into the refitted kitchen that looks into the rear garden and has an upright fridge freezer, automatic washing machine and a cooker and hob. On the first floor is a double bedrooms and bathroom with a shower over the bath. Outside is a front driveway that provides hardstanding for two cars and a gate takes you into the private rear garden with a paved patio, a formal lawn and a shed at the foot of the garden. Viewing is highly recommended to appreciate the benefits of this house which is offered with no onward chain.



Council Tax Band: A



HALLWAY

Accessed via a black composite door, window to the rear with an electric wall heater beneath. Storage cupboard, stairs to the first floor and door into the lounge.

LOUNGE

11'3" x 10'8"

Double glazed windows to the front and side elevations, Dimplex Quantum heater, laminate flooring, ceiling light and double doors into:

REFITTED KITCHEN

8'8" x 10'8"

Comprehensively fitted with a range of high gloss units to both wall and base. The base units have a wood block effect roll topped worksurface over. Inset halogen hob and single drainer stainless steel sink unit. Built in electric oven, fridge freezer and washing machine. There is complimentary tiling to the splashbacks and double glazed windows to the side and rear.

LANDING

Airing cupboard and doors off to

BEDROOM

11'3" x 10'8"

Double glazed windows to the side and front elevation, built in storage cupboard and a Dimplex Quantum heater.

BATHROOM

5'6" x 7'4"

Refitted with a white suite that comprises a panelled bath with electric shower over, pedestal wash hand basin and a close coupled wc. Tiling to the splashbacks, cushion flooring and a frosted double glazed window to the rear.

DRIVEWAY

The tarmacadam front driveway provides hardstanding for two vehicles in tandem.

REAR GARDEN

Gated access and offering a paved patio whilst the remainder of the garden is mainly laid to lawn with fenced boundaries and a timber shed.

TENURE

The property is Freehold

SERVICES

Mains electricity, mains water and drainage are supplied to the property. There is gas to the property, however there is no gas meter.

CONNECTED INTEREST

The property is being sold on behalf of a direct relation to the General Manager of Boothroyd & Co. For further information please enquire at our office.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

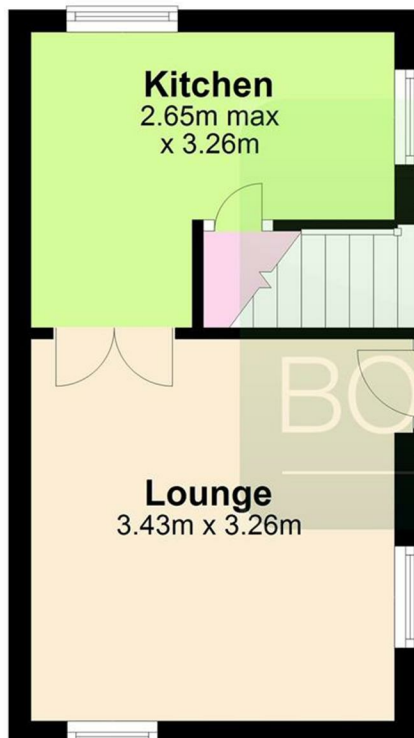
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 23.7 sq. metres



First Floor

Approx. 20.2 sq. metres

