



x2



x1



x1



**Princethorpe Way, Ernsford Grange**  
**Asking Price £315,000**



This beautifully presented 2 double bedroom semi-detached bungalow is offered For Sale with no upward chain.

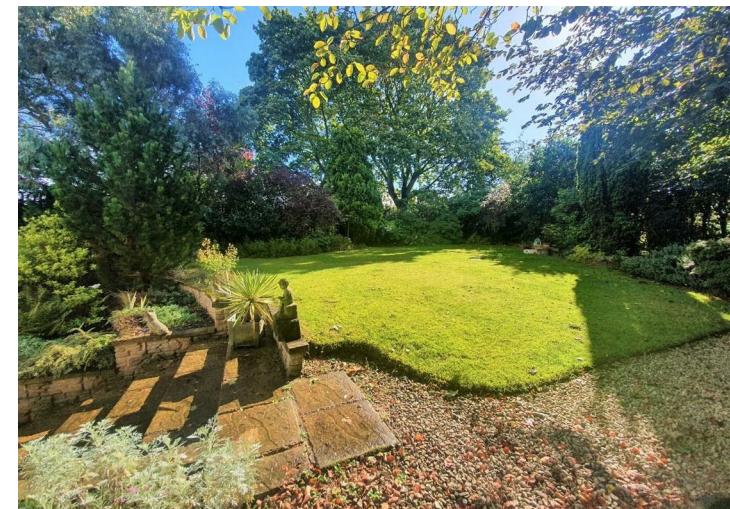
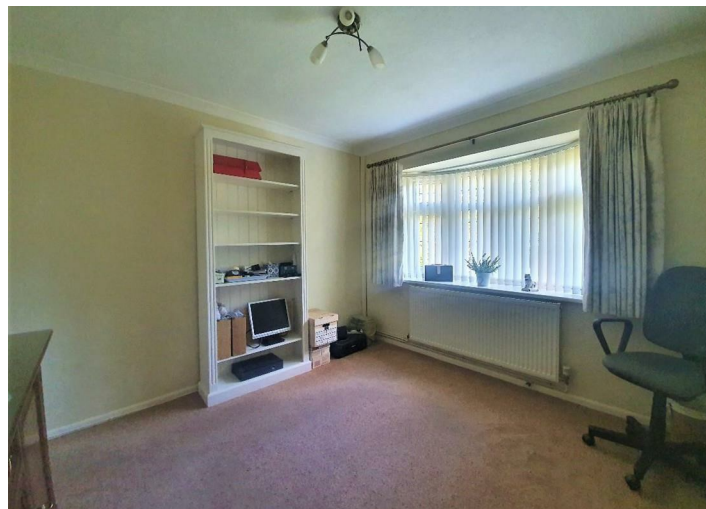
Located in the popular Ernsford Grange area of Coventry and within private and secluded gardens this charming bungalow briefly comprises of:-

An 'L' Shaped hallway with French glass doors leading into a 17ft living room with bay window, fully fitted kitchen, separate utility are with W.C accessible from the rear garden, shower room and two double bedrooms with built in wardrobes. The bungalow also boasts a bright and airy conservatory with French doors leading onto a Superbly kept garden with gated access to the separate garage and driveway parking.

The bungalow is located close to Ernsford Grange Primary School, local shopping amenities and within close proximity of the A46.

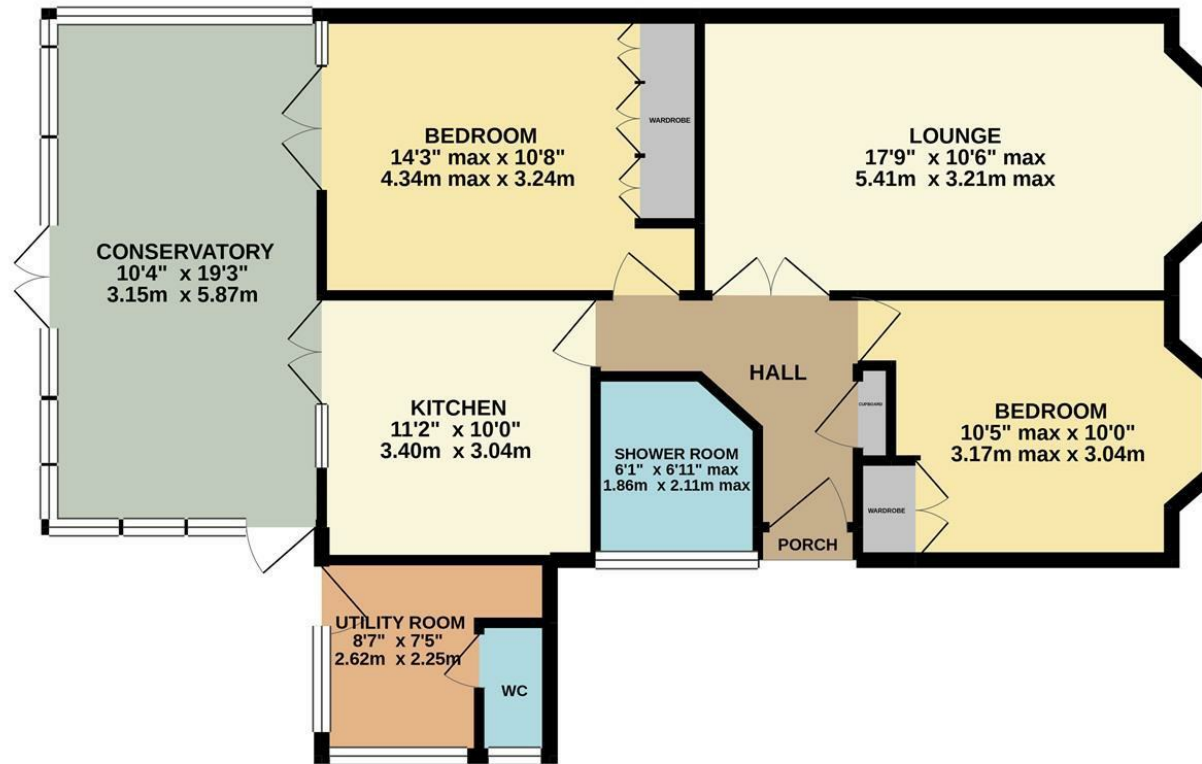
Call now to secure your viewing on 024 7665 2200.

- EPC Rating: D
- Semi-Detached Bungalow
- Modern Living
- Gas Central Heating & Double Glazing
- Conservatory
- Beautifully Maintained Enclosed Private Garden
- Garage & Driveway Parking
- Two Double Bedrooms
- Shower Room
- No Upward Chain





GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



BUNGALOW

TOTAL FLOOR AREA : 898 sq.ft. (83.4 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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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