

Teneriffe Road, Foleshill, Coventry CV6 7AD  
£140,000

**archerbassett**  
LETTINGS AND SALES

**\*\* IDEAL FIRST TIME PURCHASE OR INVESTMENT \*\*** A two double bedroom terraced home in a popular area with double glazing and gas central heating. Briefly comprising of two reception rooms leading to a galley kitchen with range of wall and base units and a gas cooker. There is an additional utility area and fully tiled bathroom with white suite to include a bath with electric shower over. Other benefits include a part paved/part lawned rear garden..

**Hallway**

**11'5" x 3'5" (3.47m x 1.05m)**

UPVC front door, carpeted hallway with access to both reception rooms.

**Reception Room**

**11'5" x 7'6" (3.47m x 2.28m)**

Double glazed window to front, carpeted.

**Lounge**

**11'11" x 11'3" (3.64m x 3.42m)**

Double glazed window to rear, spacious lounge with feature fireplace with built in under stair storage cupboard.

**Kitchen**

**8'1" x 7'2" (2.47m x 2.19m)**

Double glazed window to side, galley style kitchen with range of wall and base units and gas cooker.

**Bathroom**

**4'11" x 6'11" (1.49m x 2.12m)**

Double glazed window to rear, fully tiled bathroom with white suite to include bath with shower over.

**Bedroom 1**

**6'7" x 11'3" (2.00m x 3.44m)**

Double glazed window to front, built in storage cupboard, spacious double room with carpet.

**Bedroom 2**

**11'10" x 11'2" (3.60m x 3.40m)**

Double glazed window to rear, built in storage cupboard, spacious double room with carpet.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

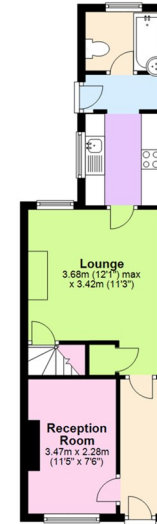
**Tenure - Freehold**

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

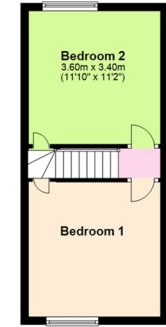
**Viewings**

Viewings are strictly by appointment only via Archer Bassett.

**Ground Floor**  
Approx. 37.7 sq. metres (405.9 sq. feet)

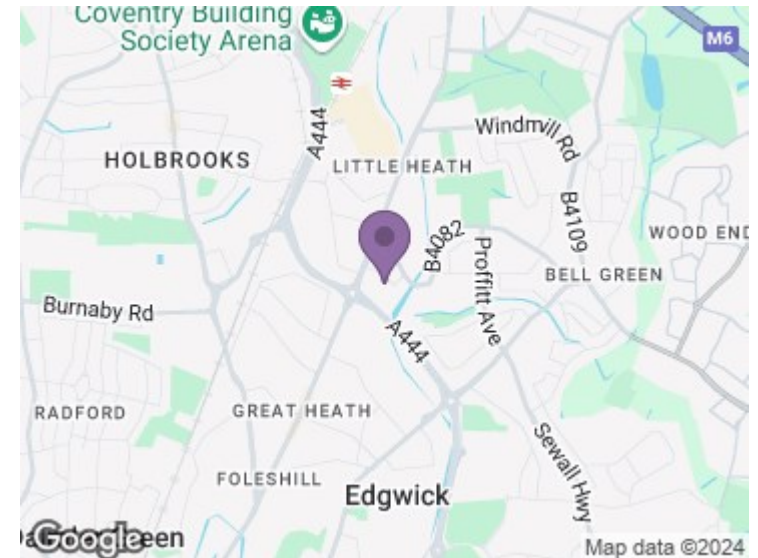


**First Floor**  
Approx. 26.0 sq. metres (279.8 sq. feet)



Total area: approx. 63.7 sq. metres (685.8 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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