



Bristol Road, Earlsdon, Coventry CV5 6LH
Offers In The Region Of £195,000

archerbassett
LETTINGS AND SALES

This appealing two double bedroom traditional terraced home is offered for sale with no upward chain and vacant possession and benefits from double glazing and gas central heating. The property is well placed for easy access to local amenities, Earlsdon high street and the City Centre and would be ideal for a first time buyer or as an investment. There are two well proportioned reception rooms with the front reception room having a bay window and feature fire place and the rear having French doors leading out to the rear garden, the modern fitted kitchen has an integrated oven & hob and the fridge freezer, washing machine and dishwasher can be included in the agreed sale price, the modern ground part tiled bathroom has a white suite with a bath with shower over and Velux skylight. Externally there is small fore garden and to the rear is a good size enclosed low maintenance garden.

Reception 1

12'6" x 11'2" (3.80m x 3.41m)

Spacious reception room with bay window & feature fire place.

Reception 2

6'7" x 11'2" (2.00m x 3.41m)

Further good size reception room/dining room with French door to the garden & under stairs storage.

Kitchen

8'11" x 6'6" (2.73m x 1.98m)

Fitted kitchen with a range of base & wall units, integrated oven & hob (washing machine, dishwasher & fridge freezer can be included in the purchase price).

Bathroom

5'7" x 6'1" (1.70m x 1.86m)

Ground floor bathroom with white suite to include bath with shower over & skylight to the roof.

Bedroom 1

10'11" x 11'2" (3.34m x 3.41m)

Double bedroom to the rear with double glazed window & GCH radiator.

Bedroom 2

12'0" x 11'2" (3.65m x 3.41m)

Double bedroom with UPVC double glazed window, GCH radiator & over stairs storage cupboard.

Tenure - Freehold

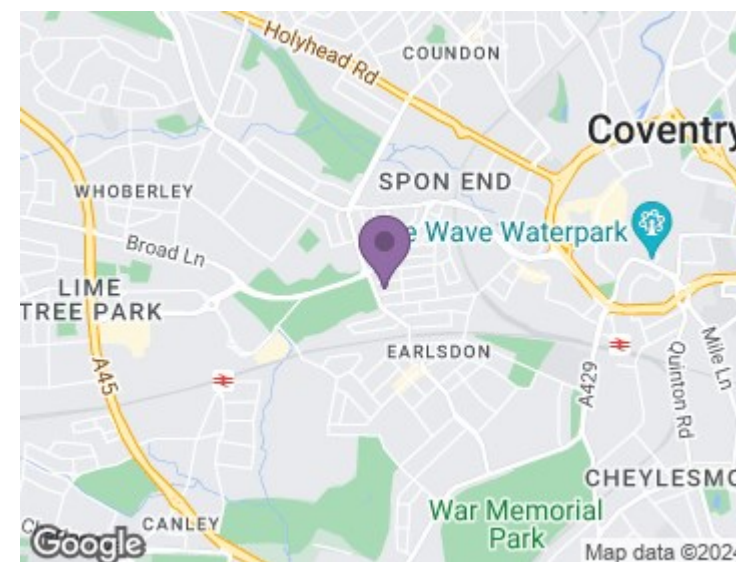
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

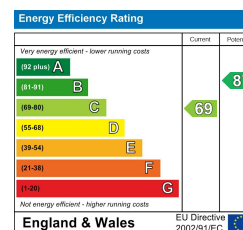


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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