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Sutherland Avenue, Mount Nod, Coventry CV5 7NB  
Offers Over £199,950

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This three bedroom terraced home is offered with no upward chain and offers great scope and potential to transform it into a comfortable family home. Located in the sought after location of Mount Nod / Eastern Green the property comprises of an entrance porch, fitted kitchen with a range of wall & base units, spacious open plan lounge/diner with a lean to / sun room just off with stairs leading to the first floor where there are two double bedroom, a single bedroom and family bathroom with white suite. There is double glazing & central heating throughout and externally there is a blocked paved drive to the front and a tidy manageable garden to the rear.

### Entrance Porch

**4'8" x 3'0" (1.44m x 0.92)**

UPVC porch to the frontage of property opening out into the lounge/diner.

### Lounge/Diner

**17'5" x 20'2" max (5.31m x 6.15m max)**

Spacious lounge/diner with feature fire place, door out to the sun room & garden and open plan stairs to the first floor.

### Fitted Kitchen

**8'3" x 8'2" (2.52m x 2.49)**

The fitted kitchen comes with a range of wall & base units, extractor unit & tiled splash backs.

### Family Bathroom

**8'7" x 5'6" max (2.64m x 1.68m max)**

Family bathroom with white suite to include bath with mixer shower over & storage cupboard.

### Bedroom One

**8'9" x 8'8" (2.68m x 2.65m)**

Spacious double bedroom to the rear of the house with laminate flooring.

### Bedroom Two

**8'9" x 11'4" max (2.68m x 3.46m max)**

Further double bedroom to the front of the house which also has laminate flooring.

### Bedroom Three

**8'7" x 7'7" max (2.63m x 2.32m max)**

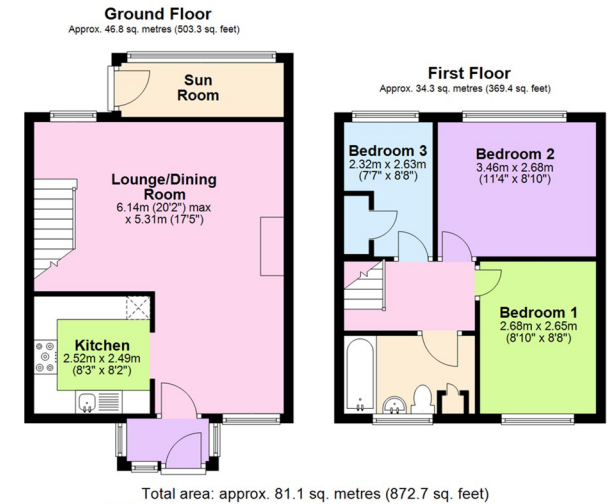
Single bedroom with over stairs storage.

### Tenure (Freehold)

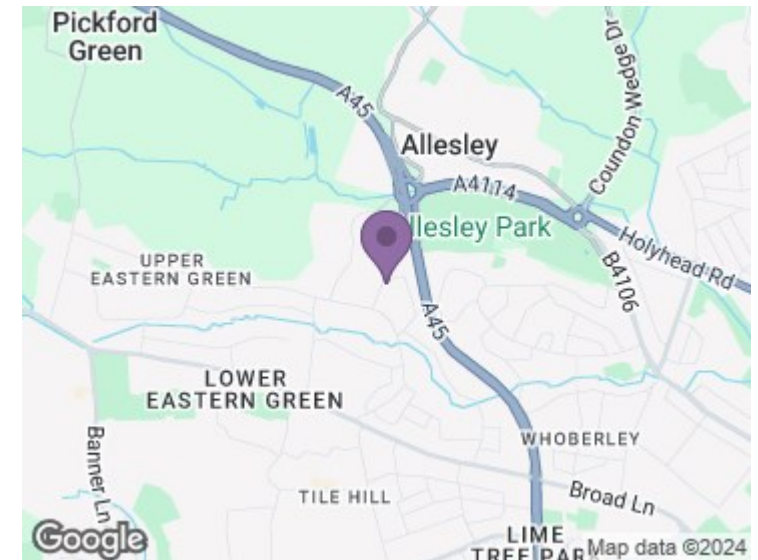
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.

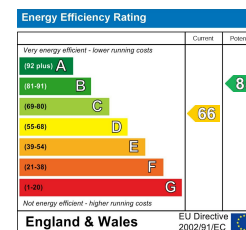


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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