

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Gretna Road, Finham, Coventry CV3 6DY  
£299,950

**archerbassett**  
LETTINGS AND SALES

**\*\*EXCELLENT LOCATION\*\*** Viewing is highly recommended to fully appreciate this stunning 3 bedroom terraced home which is presented to a high standard throughout, located in the popular and sought after area of Finham, which is close to local amenities and with excellent transport links to the A45. In brief this property comprises of double glazing and gas central heating throughout, spacious entrance hall with under-stair storage, a modern fitted kitchen with integrated electric hob/oven, dishwasher and fridge freezer, a spacious large living room and a downstairs W/C. The master bedroom has fitted wardrobes and a en-suite with white suite and shower cubicle, double bedroom, large single bedroom with a built in wardrobe and a family bathroom with white suite incorporating a bath with shower over W/C and vanity unit with hand wash basin. Externally the property benefits from a small fore garden, two allocated parking spaces to the rear and a private garden with patio and lawn.

### Entrance Hall

**14'11" x 6'7" (4.56m x 2.01m)**

UPVC Front door leading in to spacious hall way with laminated flooring, access to under stair storage

### Kitchen

**11'6" x 7'8" (3.51m x 2.36m)**

Double glazed window to front, a modern fitted kitchen with a range of wall and base units, integrated hob and oven, integrated fridge/freezer with tiled flooring.

### Living Room

**15'6" x 14'0" (4.74m x 4.27m)**

Double glazed window to rear and French doors leading to garden. A spacious family room with laminate flooring

### Downstairs W/C

**3'2" x 6'10" (0.98m x 2.10m)**

Part tiled downstairs W/c with toilet and hand wash basin

### Bedroom 1

**10'5" x 11'0" (3.19m x 3.37m)**

Double glazed window to front, large double room with carpet and fitted wardrobes with sliding doors. Access to ensuite.

### En suite

**6'8" x 5'9" (2.05m x 1.77m)**

Part tiled ensuite with W/C, hand wash basin and shower cubicle

### Bedroom 2

**8'8" x 6'10" (2.66m x 2.09m)**

Double glazed window to rear with garden views. Double room with carpet and built in storage.

### 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.

### Bedroom 3

**12'4" x 7'6" (3.76m x 2.29m)**

Double glazed window to rear with garden views, good sized double room with carpet.

### Family bathroom

**7'4" x 5'6" (2.25m x 1.69m)**

Part tiled family bathroom with white suite to include bath and shower over, W/C and hand wash basin

### Tenure - Freehold

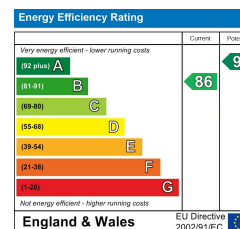
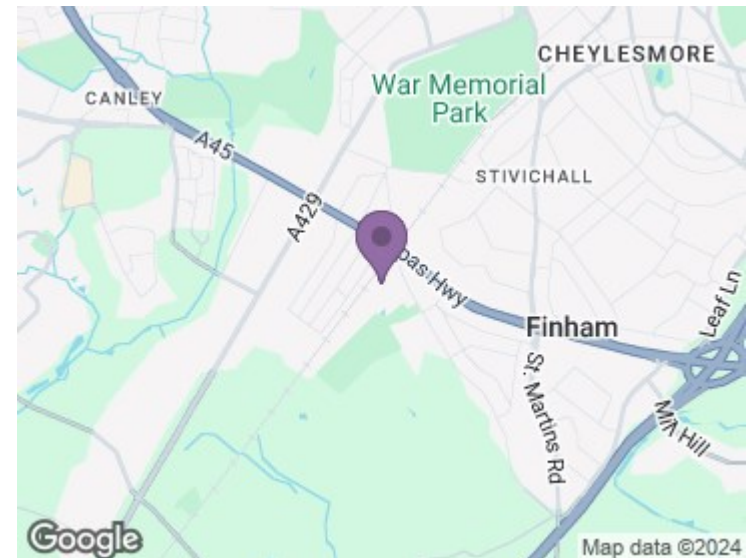
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

### Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk