



Croydon Close, Cheylesmore, Coventry CV3 5EJ  
Offers In The Region Of £220,000

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LETTINGS AND SALES

**\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*** A tidy three bedroom terraced home with double glazing and central heating which is set in a prime location with excellent transport links and local amenities. In brief the property comprises of an open plan kitchen/diner with a range of fitted wall and base units and integrated oven, gas hob, dishwasher, washing machine and two built in large storage cupboards. A ground floor W/C with hand wash basin and a spacious lounge with patio doors leading to the garden. To the first floor are three bedrooms with two of them benefiting from built in wardrobes and the master also having an en-suite shower room with electric shower. The part tiled family bathroom features a white suite with bath and electric shower, W/C and hand wash basin. Other features include a garage, part lawned front garden and a low maintenance decked rear garden. **ENERGY RATING C**

**Kitchen/Diner**

**15'9" x 16'1" (4.80m x 4.89m)**

Double glazed window to front, large open plan kitchen/diner with a range of wall and base units and integrated appliances to include electric oven, gas hob, dishwasher, and washing machine.

**Ground Floor WC**

**5'11" x 2'11" (1.80m x 0.88m)**

Part tiled ground floor WC with handwash basin.

**Lounge**

**14'0" x 16'1" (4.26m x 4.89m)**

Double glazed windows and patio door to rear. Spacious lounge with laminate flooring.

**Bedroom 1**

**8'1" x 11'6" (2.46m x 3.50m)**

Two double glazed window to front, good sized double room with fitted wardrobe and access to ensuite

**En-suite Shower Room**

**8'1" x 2'7" (2.46m x 0.80m)**

Fully tiled ensuite shower room with shower cubicle, WC and hand wash basin.

**Bathroom**

**5'7" x 6'3" (1.70m x 1.90m)**

Part tiled family bathroom with bath and electric shower over, WC and hand wash basin.

**Bedroom 2**

**12'5" x 8'6" (3.79m x 2.60m)**

Double glazed window to rear, large double room with fitted wardrobes and 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 nor does it constitute property particulars.

**Bedroom 3**

**9'2" x 7'3" (2.80m x 2.20m)**

Double glazed window to rear, good sized single room with carpet.

**Garage**

**16'0" x 7'9" (4.90m x 2.37m)**

Garage to front with up and over door and electric supply.

**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**

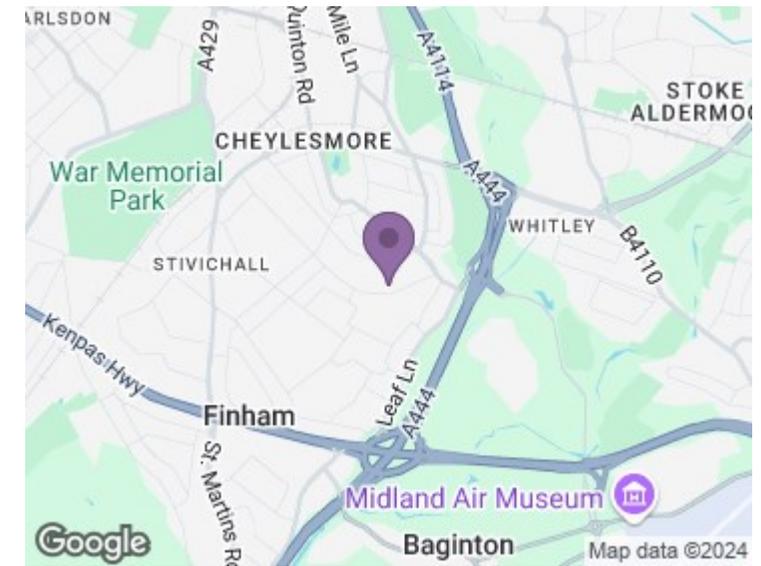
Viewings are strictly by appointment only via Archer Bassett.

**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.



Total area: approx. 101.8 sq. metres (1095.3 sq. feet)  
This plan is for illustrative and guidance purposes only and should be used by each of 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 PlanIt.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
 sales@archerbassett.co.uk  
**archerbassett.co.uk**