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LETTINGS AND SALES



Vincote Road, Longford, Coventry CV6 6DZ  
£160,000

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**\*\*\*GREAT STARTER HOME OR INVESTMENT\*\*\*** A well presented two double bedroom home close to the Ricoh Arena, motorway networks and local amenities benefiting from double glazing and gas central heating throughout. Briefly comprising of two spacious reception rooms & two double bedrooms, fitted kitchen with separate pantry and a part tiled bathroom with mixer shower over bath. To the rear is a small maintenance free garden with storage and a driveway to the front. This would make a perfect first time purchase whether you're a first time buyer or with an estimated rental income of £10,200pa it could suit an investor.

**Approach**

Small driveway, path to front door

**Entrance Hall**

Wooden front door, tiled flooring with carpet treads to stairs, radiator

**Front Reception**

**9'11" max x 12'11" into bay (3.03m max x 3.96m into bay)**

Laminate flooring, large double glazed bay window to front, tiled fireplace, radiator, small storage under stairs

**Rear Reception**

**14'2" max x 11'5" (4.32m max x 3.49m)**

Laminate flooring, double glazed window to rear, tiled fireplace, radiator

**Kitchen**

**11'7" max x 11'2" max (3.55m max x 3.42m max)**

Vinyl flooring, double glazed windows to rear & side, range of fitted units with worktops over, freestanding cooker, combination boiler, separate pantry area to rear along with rear entrance hall leading to rear garden

**Landing**

Carpeted, access to loft

**Bedroom 1**

**14'2" max x 12'11" into bay (4.33m max x 3.96m into bay)**

Laminate flooring, large double glazed bay window to front, radiator

**Bedroom 2**

**8'9" x 11'5" (2.67m x 3.50m)**

Laminate flooring, double glazed window to rear, radiator

**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.

**Bathroom**

**4'10" x 5'6" (1.49m x 1.69m)**

Vinyl flooring, low level WC, hand basin and bath with mixer shower over, double glazed window to rear, radiator

**Rear Garden**

Laid to concrete, brick built storage cupboards, pedestrian gate to side of property

**Tenure**

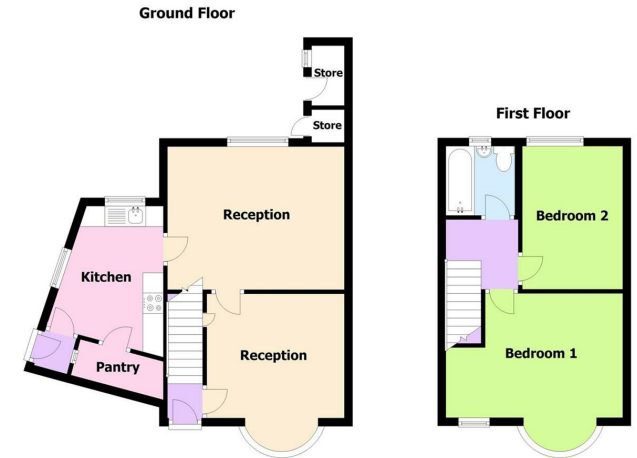
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**

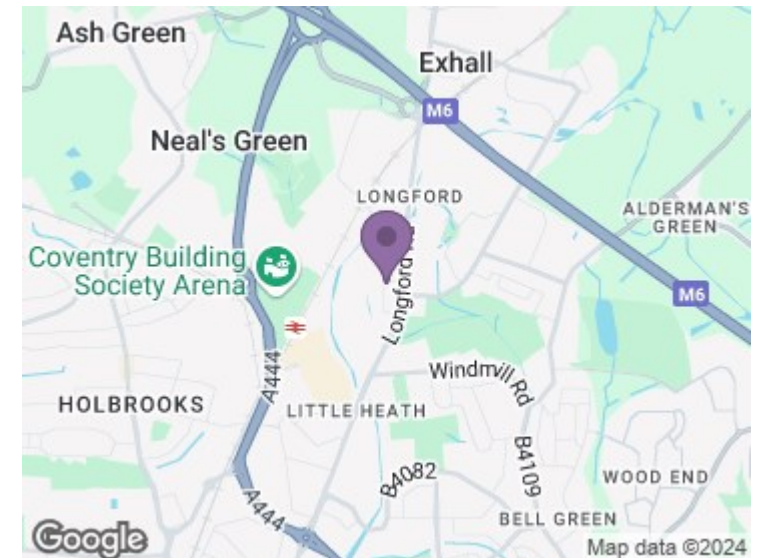
Viewings are strictly by appointment only via Archer Bassett.

**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.



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) A			83
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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