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LETTINGS AND SALES



Moseley Avenue, Coundon, Coventry CV6 1AD  
£249,950

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**\*\*No Upward Chain\*\*** A well presented substantial family home set on a large corner plot in a prime Coundon location close to local amenities and with excellent transport links. Briefly comprising of a spacious fitted kitchen with a range of wall and base units, two large reception rooms, both with feature fireplaces and the rear reception room having French door leading out onto the garden patio. To the first floor is two large bedrooms, one with built in wardrobes and a large single bedroom. The fully tiled family bathroom incorporates a white suite to include a W/C, hand wash basin and bath with electric shower over. Other benefits include mature gardens to front, side and rear, with a detached garden and off road car parking space.

### Kitchen

**10'5" x 8'9" (3.18m x 2.67m )**

Dual aspect double glazed windows with views to garden, modern fitted kitchen with a range of wall and base units.

### Reception Room 1

**10'5" x 10'9" (3.19m x 3.29m)**

Double glazed bay window to front, lounge with ornamental fireplace and carpet.

### Reception Room 2

**13'10" x 10'11" (4.23m x 3.33m)**

Double glazed French doors leading to garden. Feature fireplace and carpet.

### Bedroom 1

**10'5" x 10'10" (3.18m x 3.32m)**

Double glazed window to front, good size double room with carpet.

### Bathroom

**5'10" x 5'4" (1.79m x 1.65m )**

Fully tiled family bathroom with white suite to include bath with electric shower over, WC and hand wash basin.

### Bedroom 2

**13'10" x 9'8" (4.24m x 2.97m )**

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

### **DISCLAIMER**

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### Bedroom 3

**7'3" x 7'4" (2.21m x 2.26)**

Double glazed window to rear, large single room with carpet.

### Garage

**10'6" x 18'3" (3.21m x 5.58m)**

Large detached garage with electric supply and up & over door.

### Garden

Wrap-around south facing garden with patio area, outside W/C and detached garage with off road parking space to rear.

### Tenure - Freehold

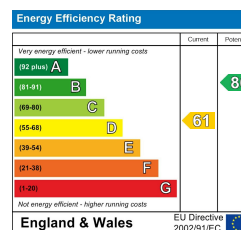
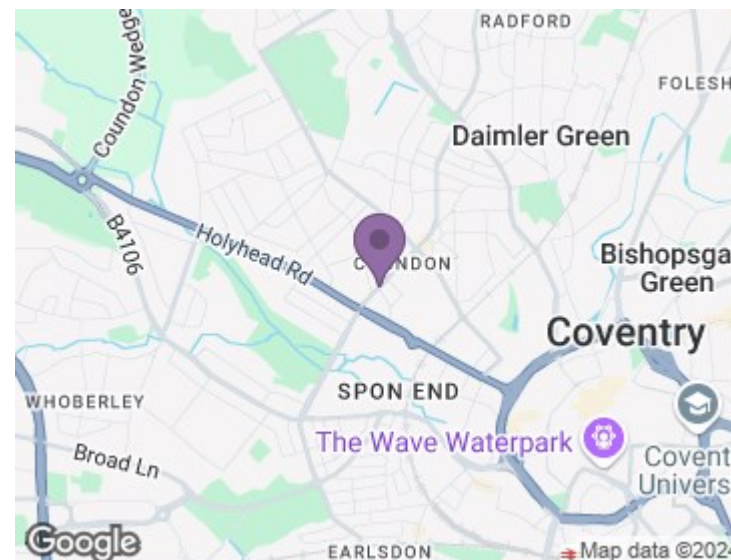
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.

### Agent Notes

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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.
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67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk