

Stanier Avenue, Coundon, Coventry CV1 4PY
£210,000

archerbassett
LETTINGS AND SALES

****IMMACULATE PROPERTY**** An incredibly well presented two bedroom end-terraced home benefiting from double glazing and gas central heating throughout. The property is ideally located within a desirable modern development and is close to local amenities, Bablake School and transport links. Briefly comprising of a spacious lounge with patio door leading to a well maintained rear garden with patio, lawn, pond and side access. A fully fitted modern Wren kitchen with a range of high gloss wall and base units, integrated electric hob, oven and microwave. To the first floor are two generously sized bedrooms, one with fitted wardrobes and additional built in over-stair storage and the modern fully tiled family bathroom features a w/c, hand wash basin and P-shaped bath with dual head shower over. Other benefits include a small fore garden and two allocated parking spaces. EPC RATING C

Kitchen

8'8" x 6'8" (2.66m x 2.05m)

Double glazed window to front, modern kitchen with a range of wall and base units, integrated electric hob, oven and microwave.

Lounge/Diner

13'6" x 12'9" (4.14m x 3.91m)

Double glazed window and patio door to rear leading to garden, a spacious and bright lounge with dining area, laminate flooring and built in under stair storage.

Bedroom 1

9'1" x 9'9" (2.78m x 2.98m)

Double glazed windows to front, large master bedroom with built in wardrobes and additional over stair storage.

Bedroom 2

11'3" x 6'9" (3.44m x 2.06m)

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

Outbuilding

11'6" x 7'5" (3.51m x 2.28m)

Outbuilding to the side of the property which can be used for storage/workshop.

DISCLAIMER

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Viewings

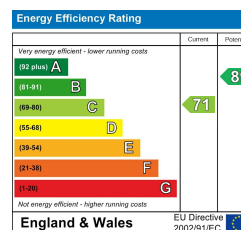
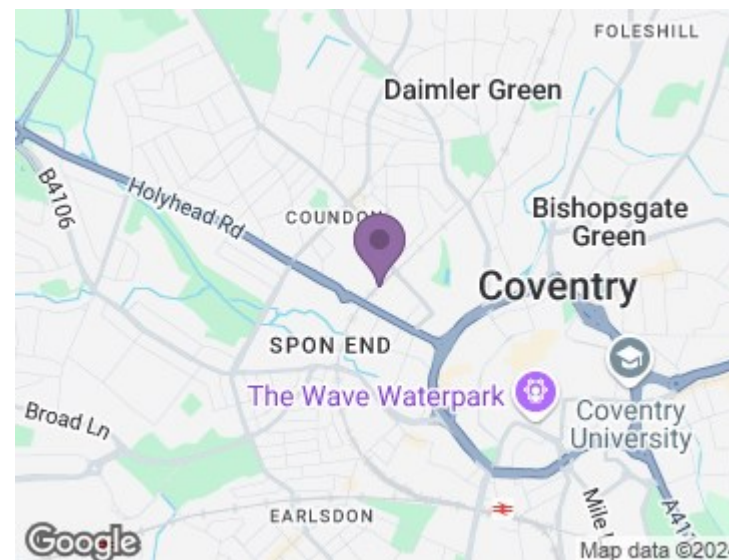
Viewings are strictly by appointment only via Archer Bassett.

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.

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.
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5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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