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LETTINGS AND SALES



Cranford Road, Coundon, Coventry CV5 8JG
Offers In The Region Of £220,000

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****EXCELLENT POTENTIAL**** This well presented three bedroom double bayed mid terraced home with gas central heating and double glazing is offered with no upward chain that would make an ideal investment or first time purchase. The ground floor comprises of a spacious lounge/diner with feature fire place and French doors leading to rear patio. A fitted kitchen which has a range of wall and base units, integrated oven, gas hob & grill. To the first floor are two double bedrooms with the master having fitted wardrobes, a single bedroom & a fully tiled family bathroom to include bath with shower over, W/C and hand wash basin. There are well kept, mature gardens to both front and rear, with the rear garden having gated off road parking and detached garage. Additional benefits include double glazing throughout. Energy Rating C.

Living Room/Dining Room
24'6" x 10'4" (7.48m x 3.15m)

Double glazed window to front and double glazed French doors to rear. Spacious lounge/diner with feature fireplace.

Kitchen
15'10" x 7'2" (4.85m x 2.19m)

Double glazed dual aspect windows to rear and side with views to garden. Fitted kitchen with a range of wall and base units and integrated hob, oven and grill.

Bedroom 1
12'9" x 7'9" (3.89m x 2.38m)

Double glazed window to front, spacious double room with fitted wardrobes and carpet.

Bedroom 2
11'5" x 10'5" (3.48m x 3.18m)

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

Bedroom 3
11'2" x 6'3" (3.41m x 1.92m)

Double glazed window to front, good size single room.

DISCLAIMER

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Bathroom
5'7" x 7'3" (1.71m x 2.22m)

Part tiled window to rear with privacy glass, fully tiled bathroom with neutral suite to include bath with shower over, WC and hand wash basin.

Garage
12'9" 7'7" (3.91m 2.32m)

Detached garage with wardrobe style door. Vehicular access provide by secure communal rear gates.

Tenure - Freehold

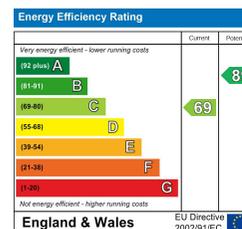
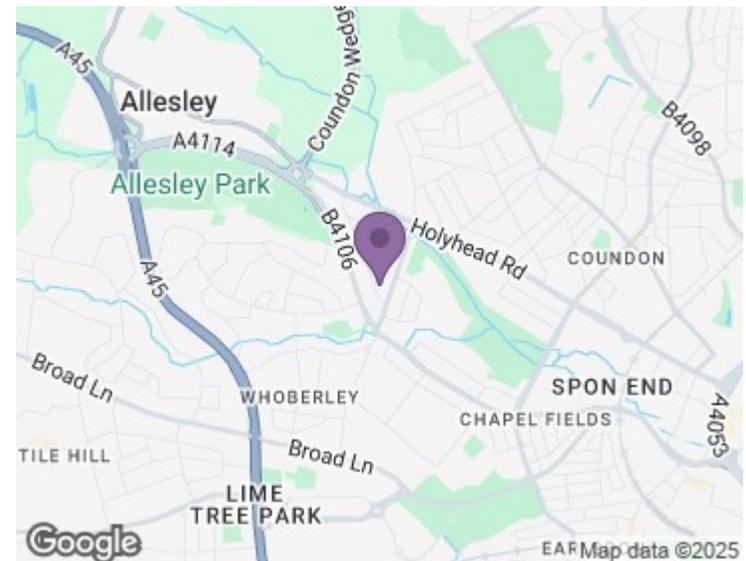
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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.



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