



Riverslea Road, Binley, Coventry CV3 1LD
£165,000

archerbassett
LETTINGS AND SALES

IDEAL INVESTMENT OR FIRST TIME PURCHASE* A modern and spacious ground floor maisonette with central heating and double glazing throughout. There is a good size lounge with patio doors leading to the private rear garden, a modern fitted kitchen with integrated electric oven & gas hob, two double bedrooms and a fully tiled bathroom with white suite to include bath with mixer shower. This maisonette further benefits from having its own private entrance and allocated off road parking for two cars. Currently achieving a rental income of £695pcm with scope to increase to a potential yield of 6.5%

Hallway
9'1" x 17'5" (2.77m x 5.32m)

Entrance hallway with two additional built in storage cupboards.

Living Room
11'10" x 13'1" (3.60m x 4.00m)

Generously sized lounge with carpet and patio doors leading to the private rear garden.

Kitchen
7'7" x 6'9" (2.30m x 2.07m)

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

Bedroom 1
12'3" x 9'10" (3.73m x 3.00m)

Double glazed window to rear with views to garden. Large double room with built in wardrobes.

Bedroom 2
12'2" x 7'6" (3.71m x 2.28m)

Double glazed window to rear, double room with carpet.

Bathroom
7'7" x 4'11" (2.30m x 1.50m)

Fully tiled modern bathroom with white suite to include bath with shower over, W/C and hand wash basin.

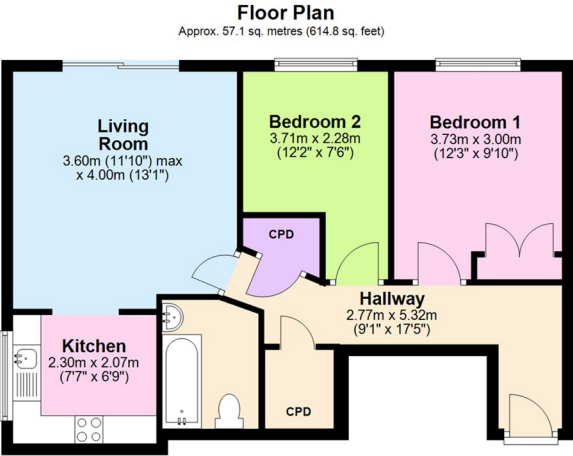
Viewings
Viewings are strictly by appointment only via Archer Bassett.

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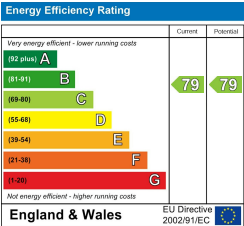
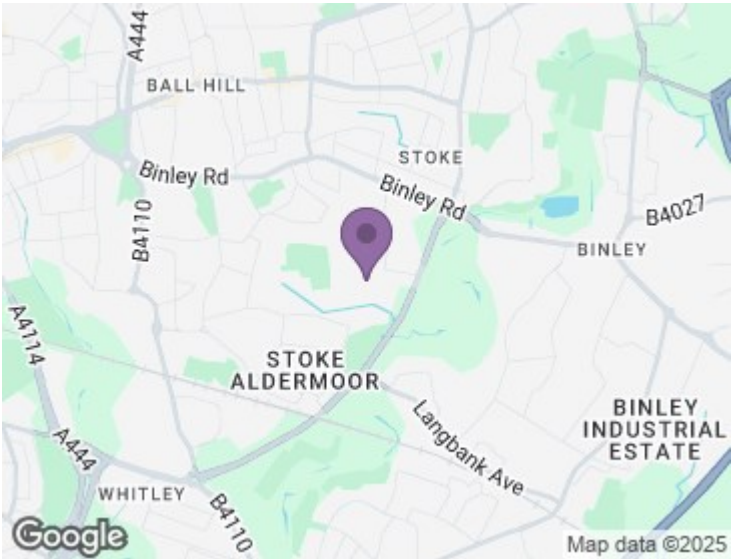
Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

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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.
 - 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. 57.1 sq. metres (614.8 sq. feet)

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.



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