

Rollason Road, Radford, Coventry CV6 4AP
£199,950

archerbassett
LETTINGS AND SALES

****PERFECT FIRST TIME PURCHASE**** This three bedroom terraced home is offered for sale with no upward chain and is conveniently located close to local amenities, public transport links and within easy reach of the City Centre. In brief the property comprises of a spacious lounge with feature fire, a fitted kitchen/diner with a range of wall and base units and integrated electric hob. To the first floor is two double bedrooms and a good sized single room, the fully tiled family bathroom incorporates a neutral suite with bath and shower over, W/C and hand wash basin. Externally there is block paved frontage and a paved rear garden with garage/workshop with rear vehicular access via a secure gate.

Lounge
10'5" x 11'10" (3.19m x 3.62m)

Double glazed bay window to front, spacious lounge with exposed brick feature fireplace and carpet.

Kitchen/Diner
15'5" x 9'10" (4.71m x 3.00m)

Double glazed window and UPVC rear door to garden. Good sized kitchen/Diner with a range of wall and base units to include an integrated electric hob and extractor unit.

External W/C
2'6" x 5'0" (0.78m x 1.53m)

Outside W/C with single glazed window and hand wash basin.

Bedroom 1
9'3" x 11'9" (2.82m x 3.59m)

Double glazed window to front, large double room with carpet.

Bedroom 2
7'8" x 9'10" (2.34m x 3.01m)

Double glazed window to rear with views to greenspace. Double room with built in storage and carpet.

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.

Bedroom 3
5'10" x 8'10" (1.79m x 2.71m)

Double glazed window to front, single room with carpet.

Bathroom
5'3" x 5'3" (1.62m x 1.62)

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

Garage
11'8" x 20'4" (3.58m x 6.20)

Garage to rear with secure communal gates access and bi folding doors.

Tenure - Freehold

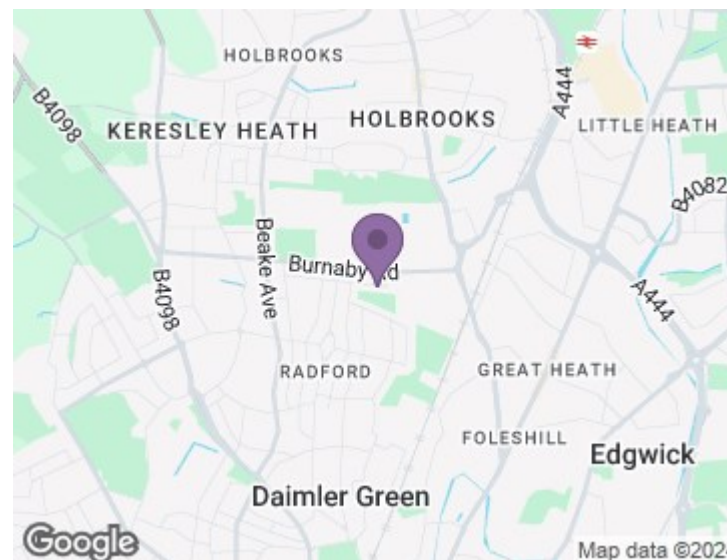
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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