



Armstrong Avenue, Stoke, Coventry CV3 1BL
Offers In The Region Of £180,000

archerbassett
LETTINGS AND SALES

A traditional double bayed terraced home that requires modernisation that offers great potential and comes with double glazing & central heating throughout. In brief the property comprises of two generous size rooms with the rear reception having a French door out the rear garden, a good size kitchen with a range of wall and base units and to the first floor are two double bedrooms and one single and a family bathroom with a white suite to include bath with shower over. Outside there are mainly lawned gardens to both the front and the rear.

Reception Room One

11'8" x 11'10" (3.57m x 3.61m)

Spacious reception room to front with a large bay window.

Reception Room Two

10'6" x 10'9" (3.22m x 3.30m)

Located to the rear of the property with a French door out to the rear garden

Kitchen

17'7" x 7'8" (5.37m x 2.36m)

Good size kitchen with a range of wall & base units and UPVC door out to the rear garden.

Bedroom One

12'1" x 9'10" (3.69m x 3.01m)

Double bedroom to front with large bay window

Bedroom Two

10'6" x 10'8" (3.21m x 3.26m)

Further double bedroom situated to the rear.

Bedroom Three

6'10" x 7'4" (2.10m x 2.25m)

Good size single bedroom.

Bathroom

5'5" x 6'3" (1.66m x 1.92m)

Three piece bathroom suite to include bath with shower over.

Viewing Arrangements

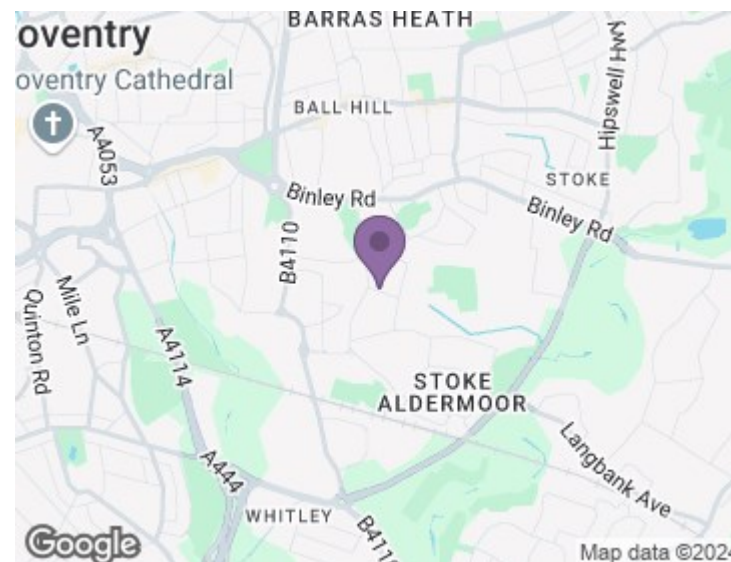
Viewings are strictly by appointment only via Archer Bassett.

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.

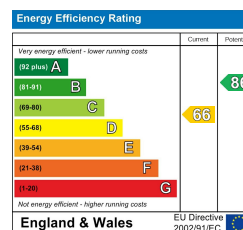
Agent Notes

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.
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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