



Addison Road, Keresley, Coventry CV6 2JN
Offers In The Region Of £229,950

archerbassett
LETTINGS AND SALES

This double bayed terraced home is offered for sale with no upward chain and is ideally located for local schools, amenities and transport links. From the entrance hall there are stairs to the first floor, a spacious through lounge diner with feature fire place & double doors through to the extended kitchen diner which has a range of wall & base units, skylights to the roof and patio doors out to the rear garden. To the first floor are three well proportioned bedrooms with the principle bedroom having fitted wardrobes/storage and the part tiled family bathroom comes with a white suite to include bath with mixer shower over & heated towel rail. Externally the frontage is mainly paved with the rear garden having a lawn, pathway & a hardstanding/patio area to the bottom. EPC Rating C

Through Lounge/Diner

21'5" x 11'4" (6.55m x 3.46m)

Spacious through lounge diner with feature fire place, bay window and double doors through to the rear extended kitchen/diner.

Extended Kitchen/Diner

8'11" x 15'8" (2.74m x 4.78m)

The extended kitchen diner comes with a range of wall & base units, skylights to the ceiling & patio doors to the rear garden

Bedroom One

12'11" x 8'5" (3.94m x 2.59m)

Double bedroom with bay window and fitted wardrobes

Bedroom Two

10'9" x 10'2" (3.28m x 3.12)

Further generous size double bedroom to the rear of the property with storage cupboard housing the central heating boiler.

Bedroom Three

7'8" x 6'3" (2.36m x 1.93m)

Single bedroom with laminate flooring.

Family Bathroom

5'4" x 6'0" (1.65m x 1.85m)

Part tiled family bathroom with white suite to include bath with mixer shower over & heated towel rail.

Viewing Arrangements

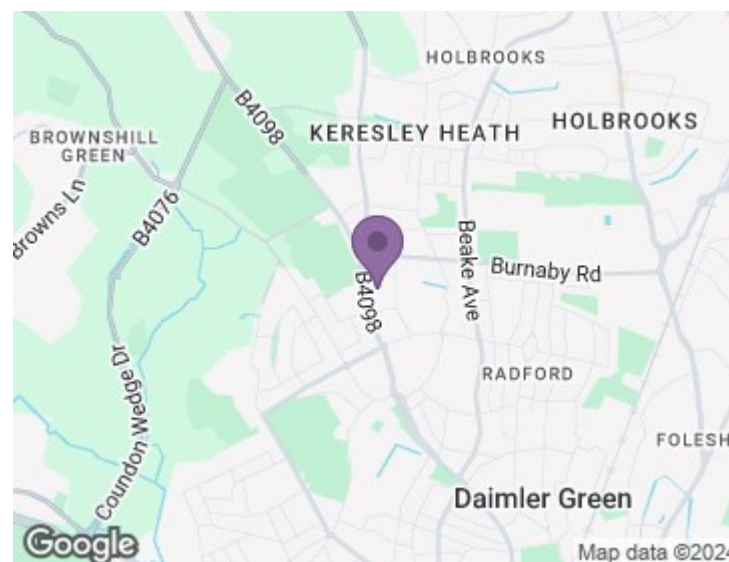
Viewings are strictly by appointment only via Archer Bassett.

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.

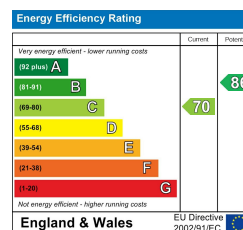
Agent Notes

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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