



Sunnybank Avenue, Whitley, Coventry CV3 4DQ
Offers In The Region Of £127,500

archerbassett
LETTINGS AND SALES

This well presented ground floor maisonette is offered for sale with no upward chain and would make a great first time purchase or investment (anticipated yield approx. 7.50%) and comes with a long lease of 107 years. In brief their is a spacious lounge with gas fire, two well proportioned bedrooms, a modern fitted kitchen with a range of cream high gloss wall and base units along with an integrated oven, gas hob & extractor unit and the tiled bathroom comes with a white suite to include bath with shower over. Externally there is lawned fore garden and a low maintenance private garden to the rear with a brick built storage shed and a parking space behind. This well maintained maisonette comes with double glazing and central heating throughout and is ready to move in to & is well worth a viewing.

Hallway

Entrance hallway with UPVC door and two storage cupboards.

Lounge

14'2" x 11'0" (4.33m x 3.35m)

Spacious lounge with neutral décor, gas fire and UPVC window facing out to the front garden.

Kitchen

6'2" x 10'6" (1.87m x 3.21m)

The modern fitted kitchen comes with an excellent range of cream high gloss wall & base units & features an integrated oven, gas hob & extractor unit.

Bedroom 1

12'10" x 10'0" (3.91m x 3.04m)

The main bedroom is situated to the rear of the property and has UPVC window overlooking the private rear garden.

Bedroom 2

11'1" x 6'6" (3.38m x 1.97m)

A further generous size secondary bedroom situated to the front of the property.

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.

Bathroom

6'4" x 5'5" (1.93m x 1.66m)

The tiled bathroom comes with a white suite to include bath with shower over.

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.

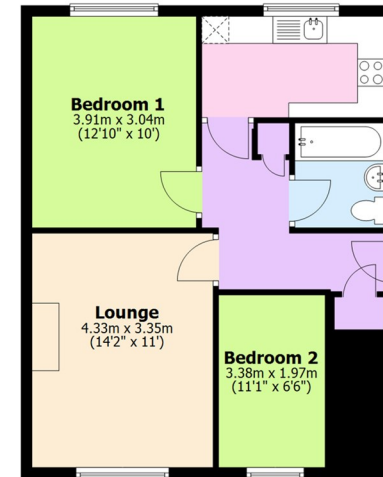
Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.

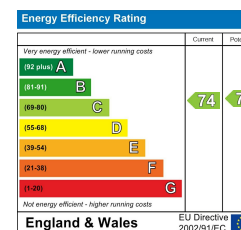
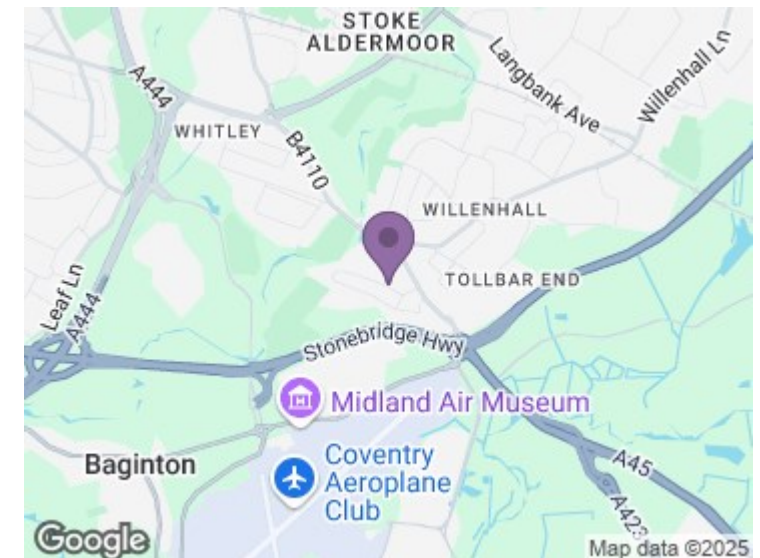
Agent Notes

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.

Ground Floor



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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