



Cedars Avenue, Coundon, Coventry CV6 1DP
Offers Over £180,000

archerbassett
LETTINGS AND SALES

This two double bedroom, double bayed terraced home is offered for sale with no upward chain and benefits from having gas central heating & majority double glazing. There is a good size reception room with a bay window, feature fire place & laminate flooring, a fitted kitchen with white wall and base units leading through to the sun room which overlooks the good size rear garden and to the first floor is the part tiled shower room with a shower cubicle and white suite. Externally there is a low maintenance garden to front and part lawned/part paved garden to rear.

Lounge
15'0" x 10'6" (4.58m x 3.19m)

Double glazed bay window to front, spacious lounge with laminate flooring and feature fireplace

Kitchen
4'3" x 12'8" (1.30m x 3.85m)

Double glazed windows to rear, fitted kitchen with range of wall and units units.

Conservatory
4'8" x 13'1" (1.42m x 3.98m)

Double glazed windows to rear with views of garden, plus internal built in storage.

Bedroom 1
12'11" x 16'1" (3.93m x 4.90m)

Double glazed bay window to front, large double room with built in storage and carpet.

Bedroom 2
8'5" x 10'2" (2.57m x 3.11m)

Double glazed window to rear, double room with carpet.

Bathroom
5'5" x 5'7" (1.64m x 1.69m)

Double glazed window to rear with privacy glass, Part tiled bathroom with shower cubicle, W/C and hand wash basin.

Tenure - Freehold

The agent has been informed that the property is offered

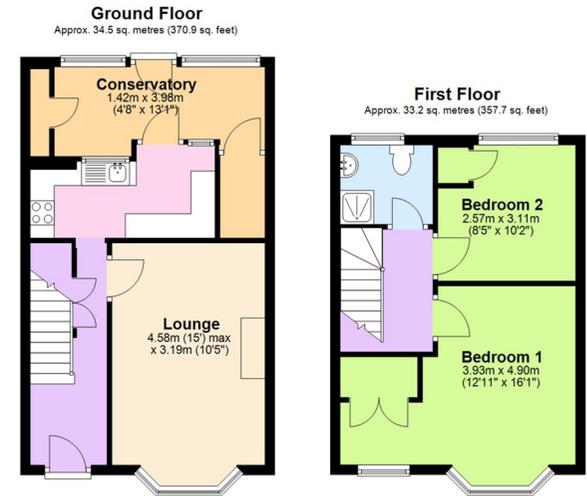
freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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.



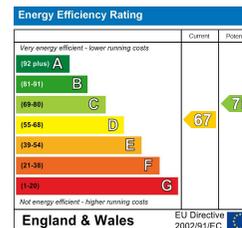
Total area: approx. 67.7 sq. metres (728.7 sq. feet)

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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