



Flockton Gardens Coventry CV6 7PX
£155,000

Benburys
SALES AND LETTINGS

****AFFORDABLE HOUSING SCHEME 75% OF MARKET VALUE****

Welcome to this two-bedroom mid-terraced house located in the peaceful cul-de-sac of Flockton Gardens, Coventry. Built in 2019, this property offers a modern living experience with a total area of 624 square feet. The property features a spacious living room, kitchen/dining room, two double bedrooms, a family bathroom, a downstairs WC and a rear garden. Additionally, the house comes with parking for one car, along with visitor spaces, making it convenient for both residents and guests. Greenbelt charge of £261 per annum.

Conveniently situated close to the Coventry Building Society Arena Shopping Park, good links to M6 junction 3, public transport, schools and overlooks the Coventry Canal.

NB - Criteria for the affordable housing on this property, the purchaser must not own another property and be purchasing to live in and must live/work or have local connections to Coventry.

Entrance

8'3" x 3'1" (2.528 x 0.94)

Carpeted flooring, single central heating radiator, doors to the WC and living room

Downstairs WC

4'10" x 2'11" (1.483 x 0.895)

Vinyl flooring, lowlevel WC, pedestal wash basin, single central heating radiator, obscure window to the front aspect

Living room

15'2" x 9'3" (4.624 x 2.843)

Carpeted flooring, double central heating radiator, double glazed window to the front aspect

Kitchen/dining room

12'9" x 8'0" (3.889 x 2.461)

Fitted with matching wall and base units, built in gas hob and electric oven with extractor over, inset one and a half bowl stainless steel sink unit with mixer tap, ample roll top work surfaces with complimenting tiled splash back areas, space for fridge/freezer, washing machine and dishwasher, finished with LVT flooring. Double central heating radiator and French doors leading into the garden

Bedroom one

12'9" x 8'6" (3.889 x 2.606)

Carpeted flooring, double glazed windows to the front aspect, double central heating radiator and storage cupboard

Family bathroom

6'3" x 5'6" (1.915 x 1.681)

Fitted with a modern white suite which features a panel bath with shower-mixer unit over and glass screen, low level W.C and wash basin. This fully tiled bathroom benefits from a central heated towel rail, vinyl flooring.

Bedroom two

12'9" x 8'2" (3.889 x 2.490)

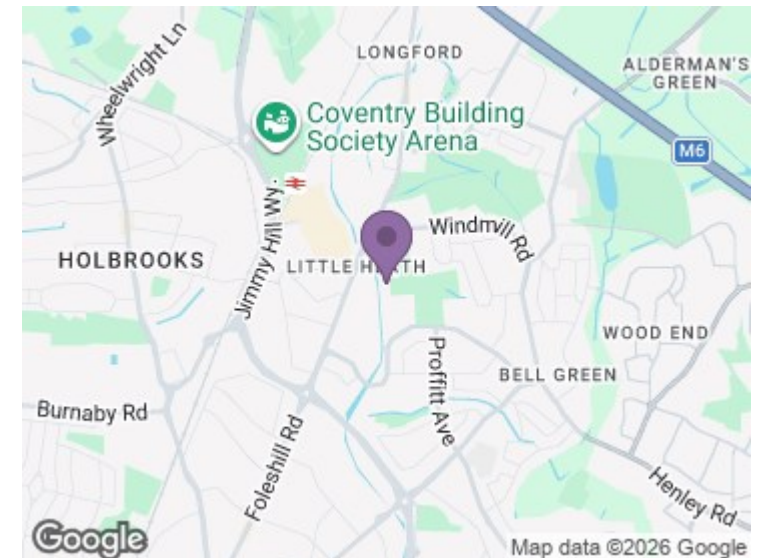
Carpeted flooring, double central heating radiator and double glazed window to the rear aspect

Agency Notes

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

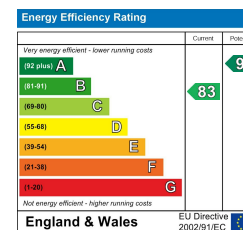
Tenure-Freehold

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.



DISCLAIMER

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