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Bassett Road
CV6 1LF

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A spacious three-bedroom semi-detached family home located in a quiet cul-de-sac in the popular area of Coundon, Coventry.

The property is conveniently located close to local amenities including the Alvis Retail Park, Holyhead Road shops and Coventry Town Centre.

Whether you are a family looking to get on to the property ladder or an investor looking to start their next project, this is an ideal home for you.

In brief, the ground floor accommodation comprises of; Entrance hallway leading to an open plan living/dining space with patio doors to the rear garden and a fitted kitchen. To the first floor is two double bedrooms, one single bedroom and a family bathroom.

Externally to the rear is a large garden and garage (requires work), and parking to the front which has been fenced off by the current owner.

GOOD TO KNOW:

Tenure: Freehold

Vendors Position: Vendor is actively looking for a property.

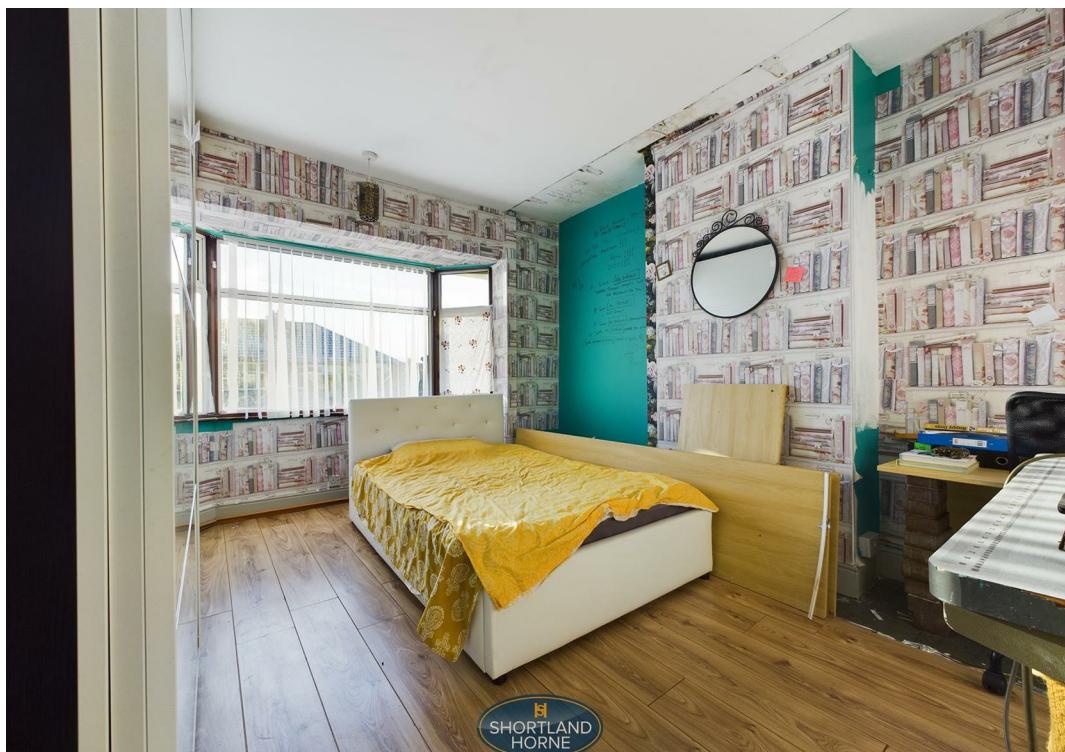
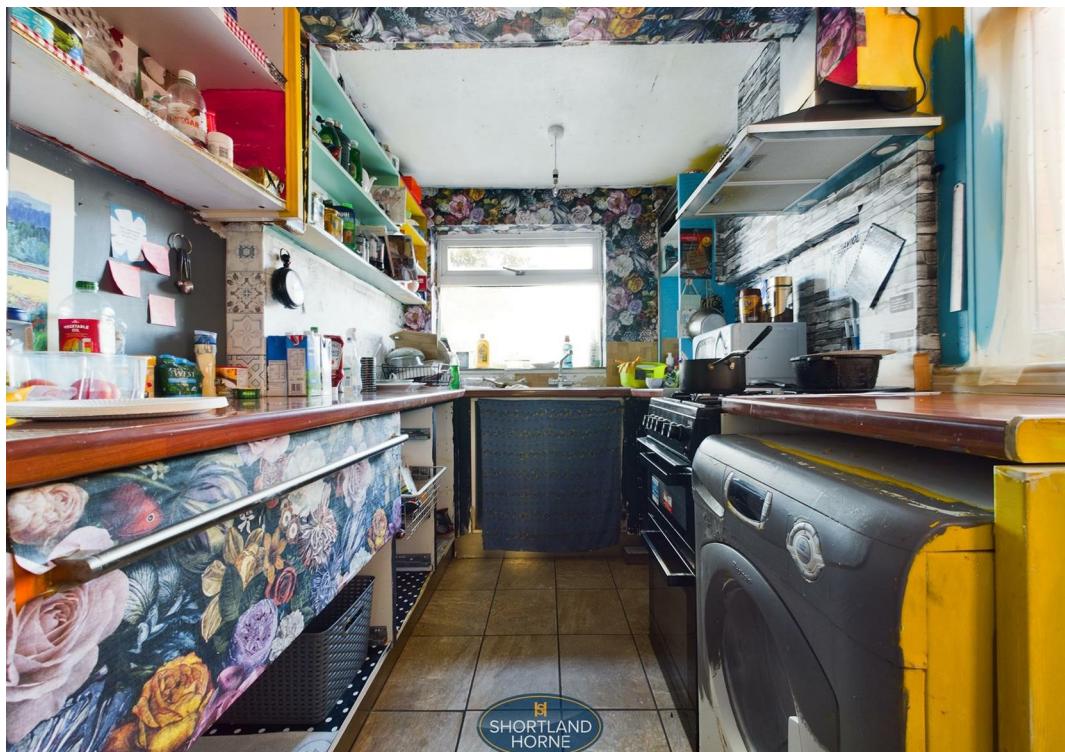
Parking Arrangements: Garage to rear & drive to the front which is currently fenced off.

EPC Rating: TBC

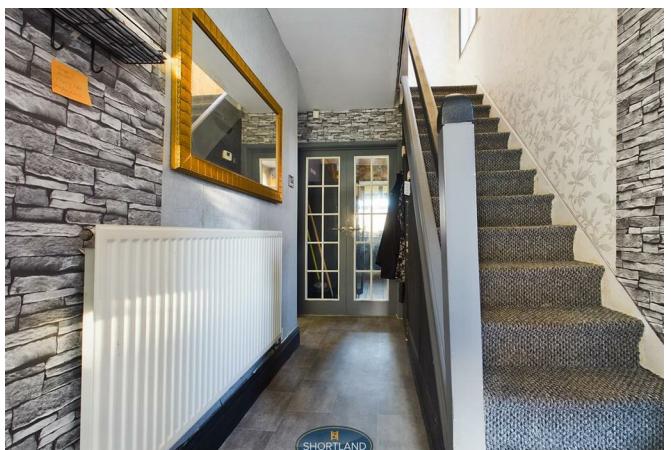
Total Area: Approx. 871 Sq. Ft

selling quality
property since 1995









Dimensions

Entrance Hallway

Lounge

3.68m x 3.30m

Dining Room

3.30m x 3.33m

Kitchen

4.04m x 2.11m

Landing

Bedroom One

3.61m x 3.33m

Bedroom Two

3.33m x 3.71m

Bedroom Three

2.59m x 2.18m

Bathroom

1.65m x 1.85m

Garden

Floor Plan



Total area: 871.71 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

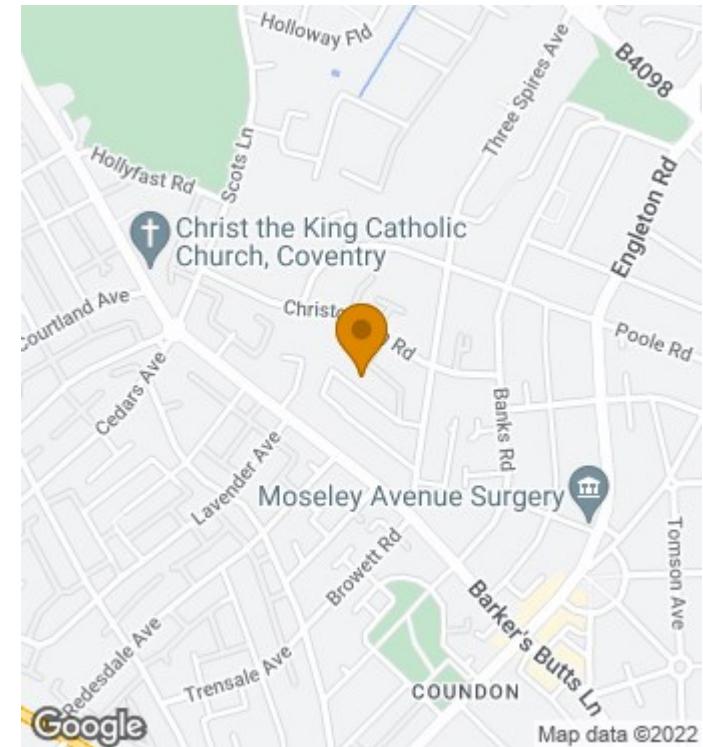
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

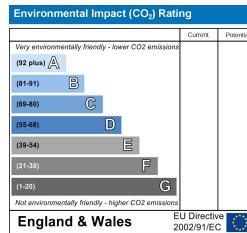
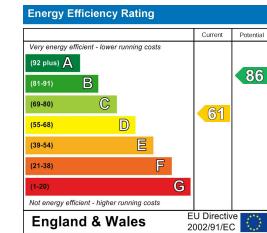
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



02476 222 123

 sales@shortland-horne.co.uk

 shortland-horne.co.uk

 @ShortlandHorne

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