



Bloore King & Kavanagh

Sales & Lettings



1D Ransome Road
Coventry, CV7 8GY

Offers Around £215,000

Entrance Porch

Window to front. Front door access via side door. Door into:

Lounge

Laminate flooring laid. Window to front. Gas fire installed with wooden surround and marble hearth. Door into stairs leading to first floor accommodation. Opening into:

Dining Room

Laminate flooring laid. Eye and low-level units installed throughout. Sliding door to rear. Door into:

Kitchen

Good range of eye and low-level units installed incorporating: 1 1/2 stainless steel sink and drainer unit, built in gas hob with extractor hood over, integral electric oven/grill and plumbing for a washer. Partly tiled walls and tiled flooring throughout. Window to rear and side access door to rear available. Door into:

Downstairs WC

Low level flush WC with pedestal wash hand basin installed. Additional shelving installed over.

Landing

Doors to all upstairs rooms. Loft access available.

Bathroom

Three piece bathroom suite comprising of; paneled bath with electric shower over, pedestal wash hand basin and low level flush WC installed. Window to rear. Partly tiled walls and vinyl flooring.

Bedroom One

Window to rear. Built in wardrobes with double doors.

Bedroom Two

Window to front.

Bedroom Three

Window to front.

Garage

Up and over door to front. Electrics and boiler installed.

Rear of Property

Large shed installed. Paving laid throughout with side access available. Low maintenance.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within



the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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