

for sale

**£70,000** Leasehold



## Roseberry Avenue Coventry CV2 1ND

This upper floor duplex maisonette is situated in the residential area of Bell Green and is offered with no upward chain. The accommodation briefly comprises: lounge, kitchen, three good size bedrooms and bathroom.



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# Property Details

## Approach

Stairs leading to property.

## Private Hall

Stairs rising to first floor, radiator, understairs storage.

**Lounge/Diner** 16' 11" max x 16' 10" excluding window ( 5.16m max x 5.13m excluding window )

Window to the rear elevation, radiator, gas fire.

## Kitchen

Base unit incorporating an stainless steel sink unit, storage cupboard and window to the front elevation.

## First Floor

Doors to:

**Bedroom One** 10' 7" excluding window x 10' 4" max ( 3.23m excluding window x 3.15m max )

Window to the front elevation, radiator.

**Bedroom Two** 10' 8" including window x 10' 3" max (

3.25m including window x 3.12m max )

Window to the rear elevation, radiator.

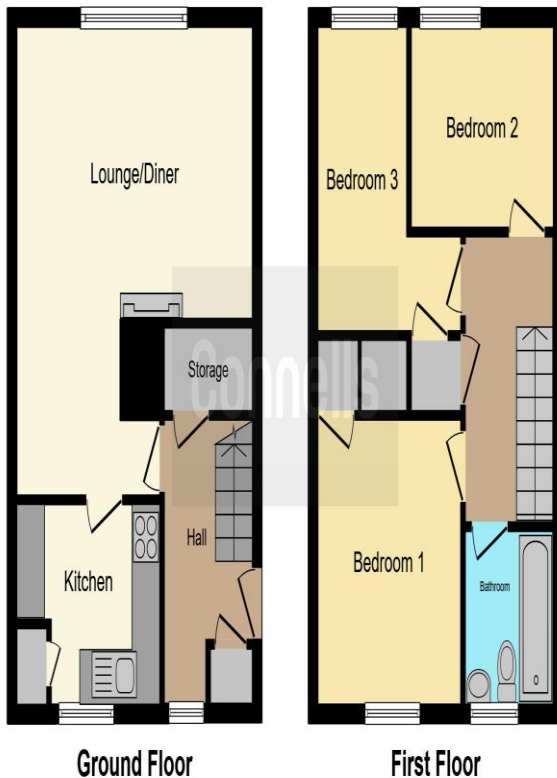
**Bedroom Three** 10' 3" max x 7' 6" excluding window ( 3.12m max x 2.29m excluding window )

Window to the rear elevation, radiator.

## Bathroom

Tiled, comprising bath, wash hand basin, toilet and window to the front elevation.

## Outside



To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
COVENTRY CV1 2HN

**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: COV319613 - 0015

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for these such as Leasehold costs.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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. 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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