

for sale

£110,000



Sunnybank Avenue Stonehouse Estate Coventry CV3 4DQ

****NO UPWARD CHAIN**** This ground floor maisonette is situated in the Stonehouse Estate in Coventry and the accommodation briefly comprises: lounge, fitted kitchen, two good sized bedrooms and a fitted bathroom..

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Approach

Front door.

Entrance Hall

Doors to;

Lounge

14' 2" x 10' 9" max (4.32m x 3.28m max)

Double glazed window to the front elevation, radiator and gas fire.

Fitted Kitchen

10' 3" x 5' 9" (3.12m x 1.75m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, cupboard, double glazed window to the rear elevation.

Bedroom One

12' 9" x 8' 1" (3.89m x 2.46m)

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Bedroom Two

11' 1" x 6' 5" (3.38m x 1.96m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the side elevation.

Outside









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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38 New Union Street
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Property Ref: COV320662 - 0007

Tenure: Leasehold

EPC Rating: C

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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 items such as Leasehold packs.

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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