



Connells

Middleborough Road
Coventry



Property Description

****NO UPWARD CHAIN**** This ground floor flat is situated in the residential area of Coundon, within short walking distance to city centre and transport links. The accommodation briefly comprises, guest w/c, lounge, fitted kitchen, basement, two good sized bedrooms and a fitted bathroom.

Approach

Front door.

Entrance Hall

Radiator, wooden flooring.

Guest W/C

Comprising toilet.

Lounge

14' 1" x 12' 6" (4.29m x 3.81m)
Double glazed bay window to the front elevation, radiator.

Fitted Kitchen

13' 4" x 7' 7" (4.06m x 2.31m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, breakfast bar, wooden flooring and a double glazed window to the side elevation.

Basement

14' 9" x 10' 8" (4.50m x 3.25m)
Double glazed window to the rear elevation and radiator.

Bedroom One

15' 1" x 9' 6" (4.60m x 2.90m)
Double glazed window to the rear elevation and radiator.

Bedroom Two

14' 10" x 11' 2" (4.52m x 3.40m)
Double glazed window to the rear elevation and radiator.

Fitted Bathroom

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

Outside

Front Of Property

Gated foregarden.

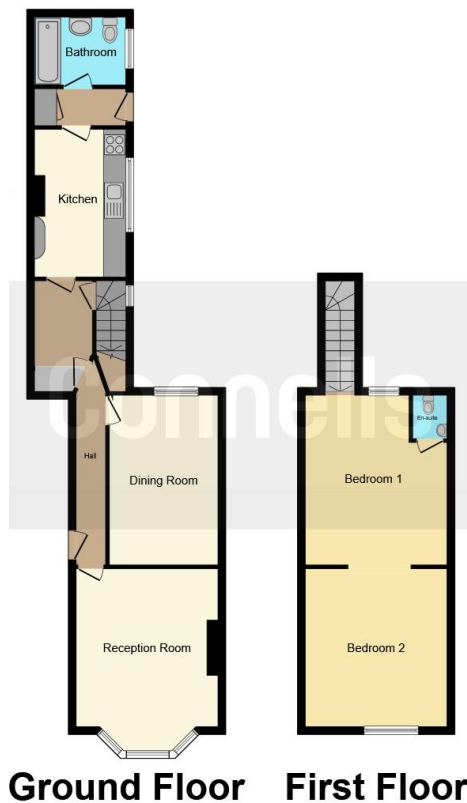
Rear Of Property

Paved.

Agents Note

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





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

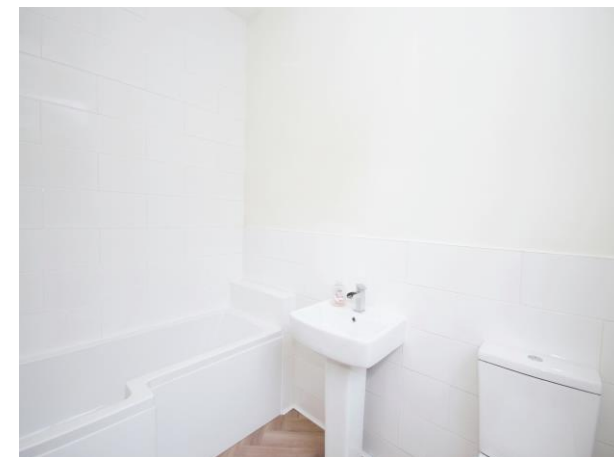
To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/COV321434



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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