

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Lyng Close, Eastern Green, Coventry CV5 7JZ  
Offers In The Region Of £289,950

**archerbassett**  
LETTINGS AND SALES

This well presented three bedroom semi-detached home is situated at the entrance of a quiet cul-de-sac on a corner plot in the popular residential area of Mount Nod and comes with gas central heating & double glazing throughout. From the entrance hall is a fitted kitchen with a range of wall & base units, the spacious lounge has a patio door & large picture windows to rear aspect, there is a separate dining room / bedroom, a further generous size bedroom and a fully tiled bathroom with white suite to include a shower cubicle, W/C, hand wash & a range of cream vanity units. To the first floor there is a large main bedroom with eves storage & fitted wardrobes and a further occasional room/study/home office with a skylight which also has eves storage. Externally there are low maintenance gardens to both the front and rear along with a garage accessed via a block paved driveway which also provides additional off road parking. ENERGY RATING PENDING.

### Porch

**4'7" x 2'8" (1.42m x 0.83m)**

UPVC entrance porch leading through to the hallway.

### Kitchen

**11'5" x 7'10" (3.48m x 2.39m)**

Fitted kitchen with white wall & base units (cooker can be included) & door out into the rear garden.

### Lounge

**15'0" x 12'3" (4.58 x 3.75m)**

Spacious lounge with sliding UPVC door & large picture windows looking out to the rear courtyard style garden.

### Bathroom

**6'3" x 5'4" (1.92m x 1.65m)**

Fully tiled ground floor bathroom with corner shower, W/C & hand wash and a good range of fitted vanity units.

### Dining Room or Bedroom 3

**11'5" x 11'7" (3.50m x 3.54m)**

Spacious dining room or additional bedroom to the front with recess and storage cupboard.

### **DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

### Bedroom 2

**9'1" x 8'7" (2.79m x 2.63m)**

A further ground floor bedroom with laminate flooring & built in wardrobe/storage

### Bedroom 1

**12'5" x 20'8" (3.79m x 6.32m)**

The large main bedroom comes with a range of fitted wardrobes & door leading to additional loft storage.

### Occasional Room

**5'2" x 11'5" (1.59m x 3.49m)**

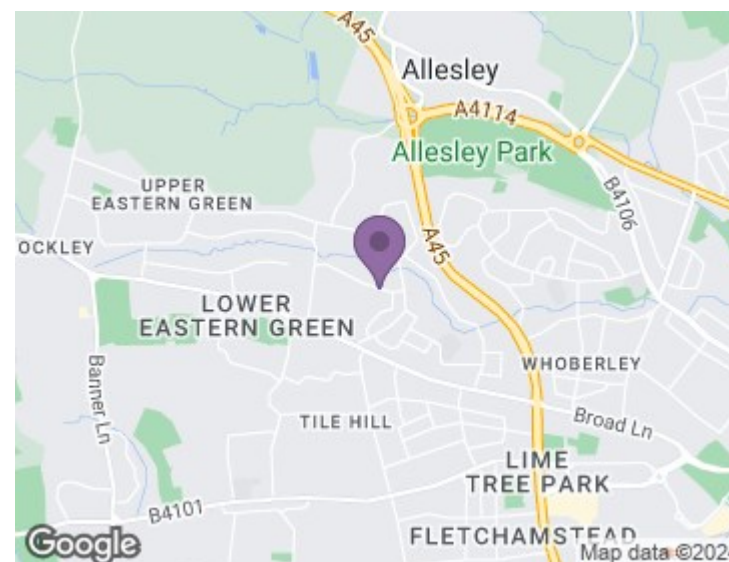
Useful occasional room/study/single bedroom with eves storage & skylight.

### Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk