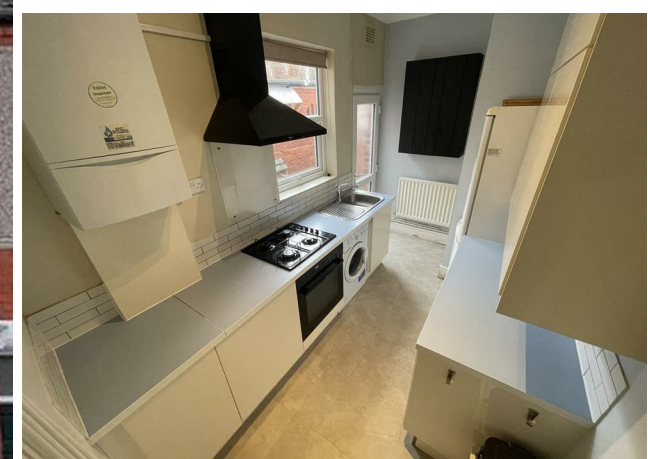


**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Mickleton Road, Earlsdon, Coventry CV5 6PQ  
£260,000

**archerbassett**  
LETTINGS AND SALES



**\*\*NO UPWARD CHAIN\*\*** This excellent three bedroom, three storey terraced home is set on one of Earlsdon's prime residential roads. Within walking distance to Earlsdon High Street, Coventry city centre, train station and Spencer Park. Benefiting from double glazing and gas central heating throughout. Briefly comprising of two spacious reception rooms, modern fitted kitchen with a range of wall and base units, integrated gas hob/oven and a ground floor fully tiled bathroom with white suite to include bath with shower over. The first floor has two bedrooms and a stairway leading to the second floor attic bedroom. Externally there are low maintenance gardens to the front and the rear.

### Reception room One

**11'10" x 11'1" (3.61m x 3.40m )**

Double glazed bay window to front, spacious room with laminate flooring

### Reception room Two

**12'6" x 11'1" (3.83m x 3.40m)**

Double glazed window to rear, spacious room with laminate flooring

### Kitchen

**6'7" x 12'0" (2.024m x 3.68m )**

Double glazed window, rear door to garden, range of fitted wall and base units with integrated gas hob/oven with vinyl flooring.

### Bathroom

**6'7" x 6'10" (2.024m x 2.10m )**

Double glazed window to rear with privacy glass, fully tiled bathroom with vinyl flooring, white suite with bath and shower over

### Bedroom One

**11'1" x 12'6" (3.40m x 3.83m)**

Double glazed window to front, spacious double room with carpet

### Bedroom Two

**8'11" x 11'10" (2.72m x 3.61m)**

Double glazed window to rear, spacious double room with carpet and hand wash basin

### Bedroom Three

**11'1" x 15'5" max (3.40m x 4.70 max)**

Double glazed Velux window, spacious attic room with laminate flooring

### Tenure - Freehold

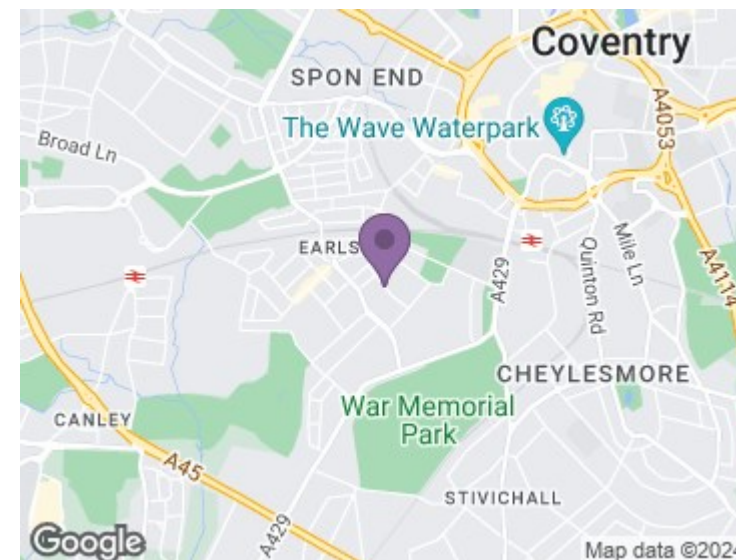
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### Viewings

Viewings are strictly by appointment only via Archer Bassett.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanIt.



### **DISCLAIMER**

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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>		70	85
(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		

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