

Max Road, Coundon, Coventry CV6 1EQ  
£199,950

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LETTINGS AND SALES

This three bedroom terraced home is in need of cosmetic refurbishment and would make an ideal project/investment and is priced to reflect as such. Set in a sought after area with excellent transport links and school catchment areas. In brief the the ground floor comprises of two good size reception rooms both with feature fireplaces, a good sized kitchen with a range of wall and base units, integrated gas hob, electric oven and breakfast bar. To the first floor there are three generously proportioned bedrooms and a family bathroom with white suite to include bath with shower over, W/C and hand wash basin. Externally there are gardens to both the front and rear and there is partial double glazing & central heating throughout. COUNCIL TAX BAND B.

**Lounge**  
**12'2" x 12'11" (3.71m x 3.96m)**

Bay window to front, reception room with feature fireplace.

**Dining Room**  
**10'4" x 12'7" (3.15m x 3.85m)**

Bay window to rear, reception room with feature fireplace.

**Kitchen**  
**7'8" x 16'1" (2.34m x 4.92)**

double glazed windows to rear and UPVC door to garden, kitchen with a range of wall and base units with integrated gas hob, electric oven and breakfast bar.

**Bedroom 1**  
**12'0" x 13'6" (3.66m x 4.14m)**

Double glazed window to front, spacious double room

**Bedroom 2**  
**10'7" x 11'2" (3.25m x 3.42m )**

Double glazed window to rear, spacious double room

**Bedroom 3**  
**5'11" x 7'5" (1.81m x 2.27m)**

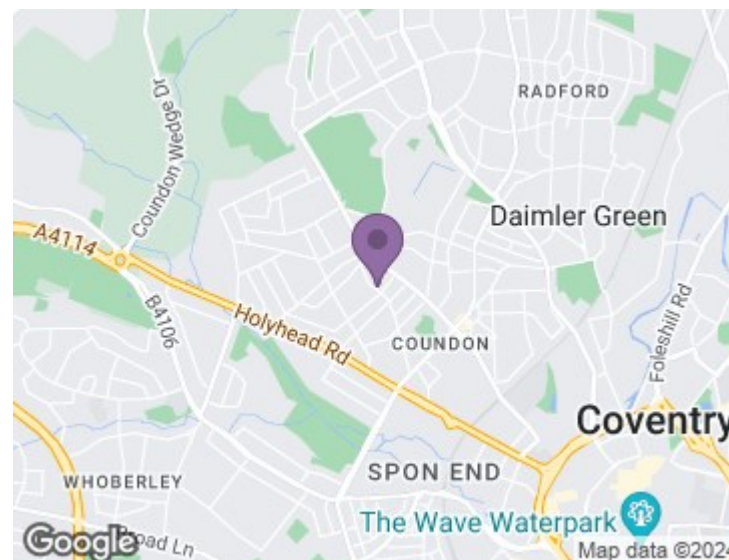
Double glazed window to front, good size single room.

**Bathroom**  
**7'4" x 6'1" (2.24m x 1.86m)**

Double glazed window to rear with privacy glass, fully tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin

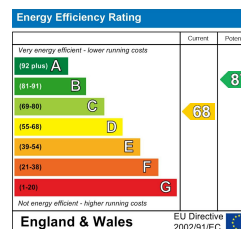
**Tenure - Freehold**  
 The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**Viewings**  
 Viewings are strictly by appointment only via Archer Bassett.



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