



Farman Road, Earlsdon, Coventry CV5 6HP
£180,000

archerbassett
LETTINGS AND SALES

****IDEAL FIRST TIME HOME OR INVESTMENT**** A well presented two double bedroom terraced home which benefits from double-glazing, gas central heating and is currently achieving a rental income of £9540pa with scope to increase. Based in the popular residential area of Earlsdon the property is well situated for local amenities and the Earlsdon High Street. Comprising of two spacious reception rooms with laminate flooring & feature fires, a fitted kitchen with a range of wall and base units, integrated gas hob and electric oven and additional pantry/utility area. The ground floor part tiled bathroom features a white suite with bath and electric shower over, W/C and hand wash basin. There is small fore garden and a low maintenance garden to the rear.

Lounge

11'4" x 11'2" (3.46m x 3.41m)

UPVC front door and double glazed window to front, spacious reception room with laminate flooring and feature fireplace.

Dining Room

11'10" x 11'2" (3.60m x 3.41m)

Double glazed window to rear, spacious reception room with built in under stair storage cupboard, laminate flooring and feature fireplace

Kitchen

9'0" x 6'9" (2.74m x 2.05m)

UPVC door to garden and double glazed window. Galley style kitchen with a range of wall and base units with integrated gas hob and electric oven, leading through to a utility/pantry area.

Bathroom

5'11" x 7'0" (1.81m x 2.14m)

Double glazed window to side, part tiled ground floor bathroom with a white suite to include bath with electric shower over, W/C and hand wash basin.

Bedroom 1

11'3" x 11'2" (3.42m x 3.41m)

Double glazed window to front, spacious double room with carpet

Bedroom 2

11'11" x 11'2" (3.64m x 3.41m)

Double glazed window to rear, spacious double room with carpet and built in over stair large storage cupboard.

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.

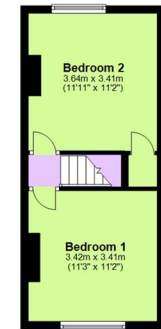
Viewings

Viewings are strictly by appointment only via Archer Bassett.

Ground Floor
Approx. 38.6 sq. metres (415.4 sq. feet)

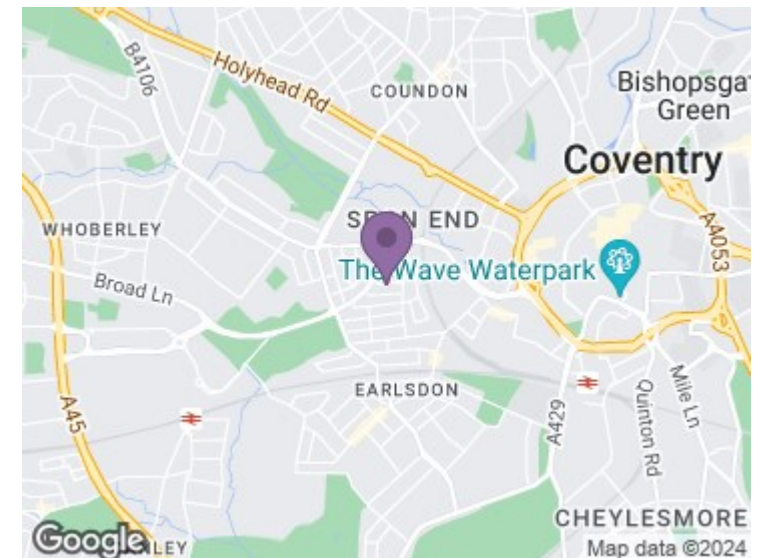


First Floor
Approx. 27.7 sq. metres (297.9 sq. feet)



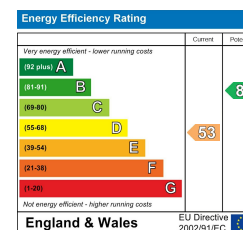
Total area: approx. 66.3 sq. metres (713.3 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt 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 PlanItUp.



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