



Hollyfast Road, Coundon, Coventry CV6 2AE
£299,950

archerbassett
LETTINGS AND SALES

In need of refurbishment throughout this three bedroom semi detached home in the heart of Coundon is perfect for someone looking for a project to make this a stunning family home. Excellently located opposite Bablake School playing fields and within walking distance of Coundon Court School the property benefits from double glazing and recently installed gas central heating throughout and briefly comprises of two reception rooms and galley style kitchen with three well-proportioned bedrooms and family bathroom upstairs. To the front is a driveway and a small garden along with larger private gardens to the rear which back onto the local Bowls club.

Entrance Hall

5'3" x 13'3" (1.62m x 4.05m)

uPVC Front door, original Minton tiled flooring with carpet to stairs, large built-in storage to front with smaller storage cupboard under stairs.

Front Reception

13'10" x 10'9" (4.22m x 3.30m)

Double glazed bay window to front, radiator

Rear Reception

13'4" x 12'6" (4.08m x 3.82m)

Double glazed bay window to rear, radiator

Kitchen

7'10" x 11'8" (2.39m x 3.58m)

Original Minton tiled flooring, double glazed windows to side & rear, Vaillant combi boiler installed approx.. 2023, built-in pantry.

Landing

Double glazed window to side, carpeted, storage cupboard over stairs

Bedroom 1

10'11" x 10'9" (3.34m x 3.29m)

Double glazed bay window to front, radiator

Bedroom 2

11'4" x 15'0" (3.46m x 4.59m)

Double glazed bay window to rear, radiator

Bedroom 3

7'9" x 7'4" (2.38m x 2.26m)

Double glazed window to front, radiator

Family Bathroom

7'10" x 9'8" (2.41m x 2.95m)

Original Minton tiled flooring, double glazed windows to rear, white fitted suite.

Viewings

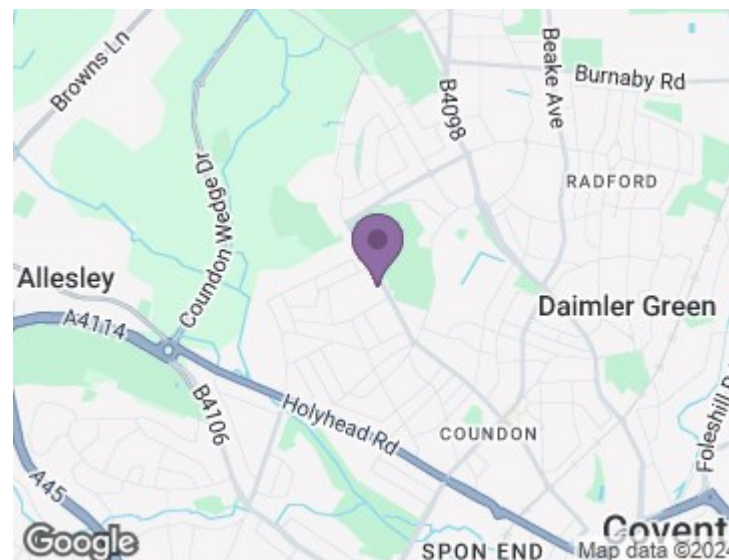
Viewings are strictly by appointment only via Archer Bassett.

Tenure

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.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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 nor does it constitute property particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(35-54) E			
(21-26) F			
(1-20) G			
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