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VIEWING

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LETTINGS AND SALES



Gretna Road, Finham, Coventry CV3 6DY
£289,950

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****EXCELLENT LOCATION**** Viewing is highly recommended to fully appreciate this stunning 3 bedroom terraced home which is presented to a high standard throughout, located in the popular and sought after area of Finham, which is close to local amenities and with excellent transport links to the A45. In brief this property comprises of double glazing and gas central heating throughout, spacious entrance hall with under-stair storage, a modern fitted kitchen with integrated electric hob/oven, dishwasher and fridge freezer, a spacious large living room and a downstairs W/C. The master bedroom has fitted wardrobes and a en-suite with white suite and shower cubicle, double bedroom, large single bedroom with a built in wardrobe and a family bathroom with white suite incorporating a bath with shower over W/C and vanity unit with hand wash basin. Externally the property benefits from a small fore garden, two parking spaces to the rear and a private garden with patio and lawn.

Entrance Hall

14'11" x 6'7" (4.56m x 2.01m)

UPVC Front door leading in to spacious hall way with laminated flooring, access to under stair storage

Kitchen

11'6" x 7'8" (3.51m x 2.36m)

Double glazed window to front, a modern fitted kitchen with a range of wall and base units, integrated hob and oven, integrated fridge/freezer with tiled flooring.

Living Room

15'6" x 14'0" (4.74m x 4.27m)

Double glazed window to rear and French doors leading to garden. A spacious family room with laminate flooring

Downstairs W/C

3'2" x 6'10" (0.98m x 2.10m)

Part tiled downstairs W/c with toilet and hand wash basin

Bedroom 1

10'5" x 11'0" (3.19m x 3.37m)

Double glazed window to front, large double room with carpet and fitted wardrobes with sliding doors. Access to ensuite.

En suite

6'8" x 5'9" (2.05m x 1.77m)

Part tiled ensuite with W/C, hand wash basin and shower cubicle

Bedroom 2

8'8" x 6'10" (2.66m x 2.09m)

Double glazed window to rear with garden views. Double room with carpet and built in storage.

DISCLAIMER

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Bedroom 3

12'4" x 7'6" (3.76m x 2.29m)

Double glazed window to rear with garden views, good sized double room with carpet.

Family bathroom

7'4" x 5'6" (2.25m x 1.69m)

Part tiled family bathroom with white suite to include bath and shower over, W/C and hand wash basin

Tenure - Freehold

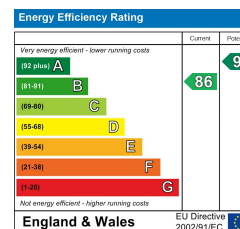
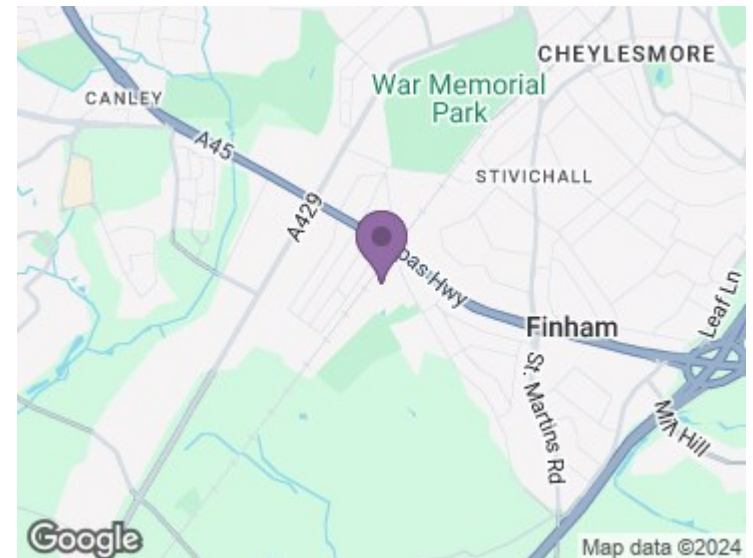
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

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.



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