

360°
VIRTUAL TOUR
ONLINE VIEWING



Nova Croft, , Coventry CV5 7FJ
£250,000

archerbassett
LETTINGS AND SALES

EXCELLENT POTENTIAL A substantial semi-detached house located on Nova Croft in the sought-after area of Eastern Green, Coventry offered with NO CHAIN and is well located for local amenities, transport links with the A45 and close to local green belt. In brief the property boasts an entrance porch, spacious lounge with feature fireplace leading to a fitted kitchen/diner with a range of wall and base units and Patio doors leading out to a mature garden. To the first floor are two double bedrooms and a generously sized single bedroom. The part tiled family bathroom includes a white suite with bath and mixer shower, W/C and hand wash basin. Other benefits includes a block paved driveway with garage to front, double glazing and gas central heating throughout. Must be viewed to be fully appreciated.

Entrance Hall

10'9" x 8'6" (3.29m x 2.61m)

Double glazed front door from porch, generous entrance hallway with built in storage cupboard.

Lounge

15'10" 16'8" (4.85m 5.09m)

Double glazed windows to side and door leading to side passage. Spacious lounge with feature fireplace and built in under stair storage.

Kitchen/Diner

9'1" x 15'8" (2.77m x 4.78)

Double glazed window and Patio door to rear with access to garden. Open plan kitchen/diner with a range of wall and base units.

Garage

16'2" x 7'11" (4.95m x 2.43m)

Garage to front with fitted wall and base units.

Bedroom 1

10'10" 9'10" (3.31m 3.01m)

Double glazed window to front, large double room

Bedroom 2

15'8" x 9'10" (4.80m x 3.00m)

Double glazed windows to rear with views to garden, spacious double room.

Bedroom 3

11'8" x 6'4" (3.58m x 1.95m)

Double glazed window to rear, generously sized single room.

DISCLAIMER

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Bathroom

4'6" x 6'6" (1.39m x 1.99)

Double glazed window to front, part tiled bathroom with white suite to include bath with mixer shower, WC and hand wash basin, with built in storage cupboard.

Tenure - Freehold

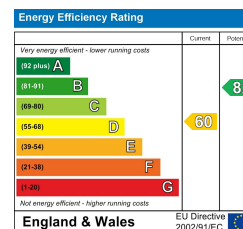
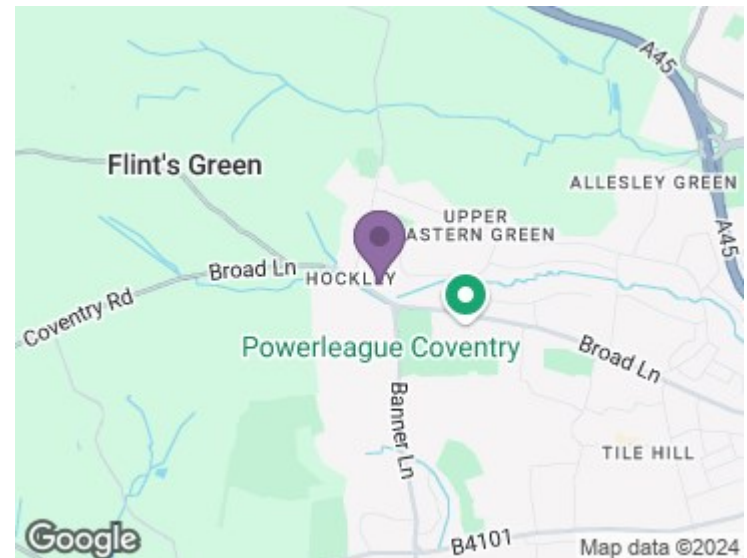
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

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.
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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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