

360°
VIRTUAL TOUR
ONLINE
VIEWING



Sunningdale Avenue, Holbrooks, Coventry CV6 4BZ
£199,950

archerbassett
LETTINGS AND SALES

****Vacant Possession – No Upward Chain**** A three bedroom semi-detached home situated in the popular area of Holbrooks that would make an ideal first time purchase or investment. In brief, the property comprises of a spacious lounge with feature fireplace and kitchen/diner with fitted kitchen incorporating a range of wall and base units and patio door to garden. To the first floor there are three bedrooms with two being doubles and a third good size single bedroom. The fully tiled bathroom has a neutral suite including a bath with shower over, W/C and hand wash basin. Further benefits include double glazing, gas central heating, lawned garden to rear and driveway and low maintenance garden to front. EPC PENDING

Lounge
10'11" x 14'9" (3.33m x 4.50m)
Double glazed window to front, spacious lounge with feature fireplace and laminate flooring.

Kitchen/Diner
14'4" x 8'3" (4.38m x 2.54m)
Double glazed window and patio doors to rear with views of garden, fitted kitchen with with range of wall and base units.

Bedroom 1
8'0" x 11'11" (2.44m x 3.65m)
Double glazed window to front, double room with built in wardrobes and laminate flooring.

Bedroom 2
8'0" x 9'6" (2.45m x 2.91m)
Double glazed window to front, double room with laminate flooring.

Bedroom 3
5'10" x 9'6" (1.80m x 2.92m)
Double glazed window to front, single room with laminate flooring.

DISCLAIMER

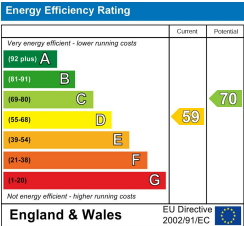
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Bathroom
5'10" x 5'5" (1.78m x 1.66m)
Double glazed window to rear with privacy glass, fully tiled bathroom with neutral suite to include bath with shower over, W/C and hand wash basin.

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.

- 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.
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