



Dulverton Avenue, Coundon, Coventry CV5 8HE  
Offers In The Region Of £234,950

**archerbassett**  
LETTINGS AND SALES



A spacious three bedroom terraced family home benefiting from gas central heating and double glazing throughout and is available with no upward chain . Comprising of a good size through lounge / diner with newly fitted carpet & French doors out to the rear garden, a modern newly fitted kitchen with a range of light grey wall and base units and integrated oven and gas hob. To the first floor are three proportioned bedrooms and the part tiled family bathroom has a white suite to include a bath with shower over. Externally there are gardens to both the front and the rear with the rear garden having a useful concrete storage shed.

**Lounge/Diner**

25'0" x 10'11" (7.62m x 3.34m)

Spacious through lounge / diner with newly fitted carpet & patio doors leading out to the rear garden.

**Kitchen**

18'0" x 6'7" (5.48m x 2.00m)

A good size newly fitted kitchen with a range of light grey wall & base units, integrated oven & hob and UPVC door leading out to the rear garden.

**Bedroom 1**

12'1" x 9'0" (3.69m x 2.74m)

Double bedroom with newly fitted carpet situated to the front of the house.

**Bedroom 2**

10'11" x 9'8" (3.34m x 2.94m)

A further double bedroom with newly fitted carpet situated to the rear of the property

**Bedroom 3**

13'0" x 5'11" (3.95m x 1.81m)

A larger than average third bedroom with new carpet situated to the front of the house.

**Bathroom**

5'5" x 7'9" (1.65m x 2.36m)

The part tiled family bathroom comes with a white suite to include bath with shower over.

**DISCLAIMER**

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**Viewing Arrangements**

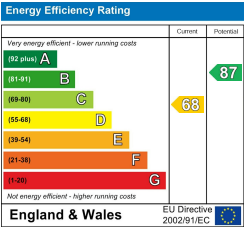
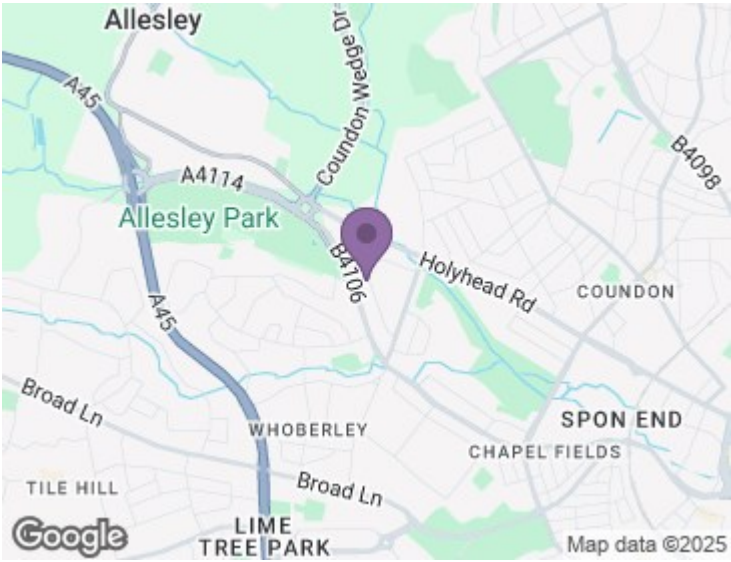
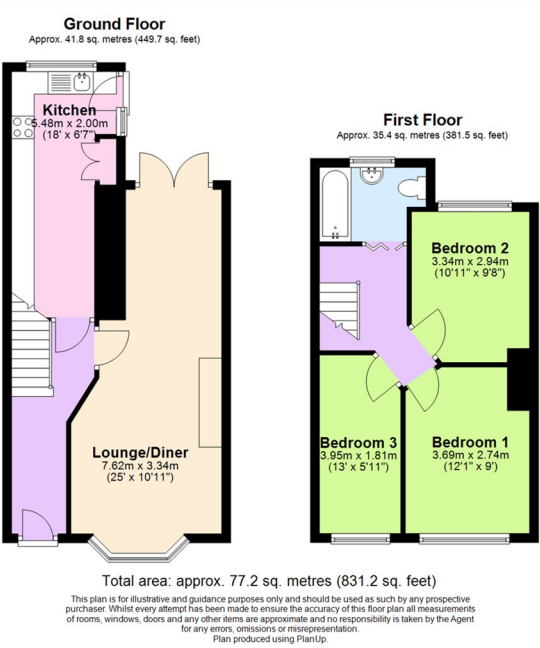
Viewings are strictly by appointment only via Archer Bassett.

**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.

**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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