



Addison Road, Coundon, Coventry CV6 2JN  
£268,000

archerbassett  
LETTINGS AND SALES



**\*NO ONWARD CHAIN\*** This superbly presented and extended, double bayed terraced home is ideally located for local schools, amenities and transport links. From the entrance hall there are stairs to the first floor, two spacious reception rooms, one with feature fire place and the other with built in storage & double doors through to the extended and modern kitchen diner which has a range of wall & base units with integrated gas hob, electric oven, grill, skylight to the roof and patio doors out to the rear garden. To the first floor are three well proportioned bedrooms with the principle bedroom having fitted wardrobes/storage and the fully tiled modern family bathroom comes with a white suite to include large walk in shower. Externally there is block paved driveway to the front and the rear garden features an astro turf lawn, decking and patio with access to the substantially sized garage.

**Reception Room 1**

**13'1" x 11'6" (4.00m x 3.50m)**

Double glazed bay window to front, large reception room with carpet and feature fireplace.

**Reception Room 2**

**14'1" x 16'9" (4.28m x 5.10m)**

Spacious reception room with laminate flooring and built in under stair storage cupboard.

**Kitchen/Diner**

**10'4" x 14'11" (3.15m x 4.55m)**

Double glazed window, skylight and patio doors to rear, modern kitchen/diner with a range of wall and base units to include integrated gas hob, electric oven and grill.

**Bedroom 1**

**13'1" x 9'6" (4.00m x 2.90m)**

Double glazed bay window to front, spacious double room with carpet, fitted wardrobes and under bay built in storage.

**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 not does it constitute property particulars.

**Bedroom 2**

**10'11" x 10'4" (3.32m x 3.14m)**

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

**Bedroom 3**

**7'4" x 7'4" (2.24m x 2.24m)**

Double glazed window to front, larger than average single room with laminate flooring

**Bathroom**

**6'1" x 6'3" (1.85m x 1.91m)**

Double glazed window to rear with privacy glass, modern fully tiled bathroom with large walk in shower, W/C and hand wash basin,

**Garage**

Substantial garage with up and over door and power supply.

**Tenure - Freehold**

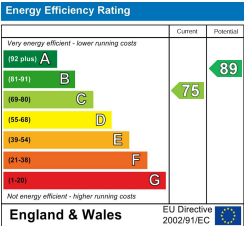
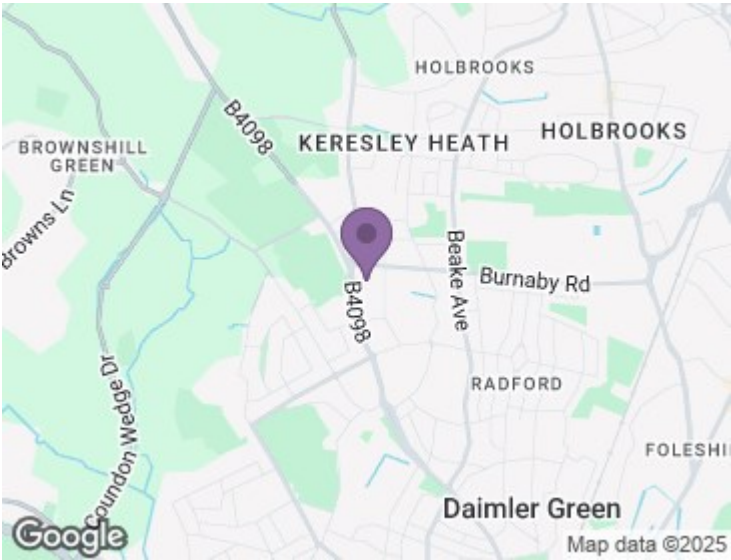
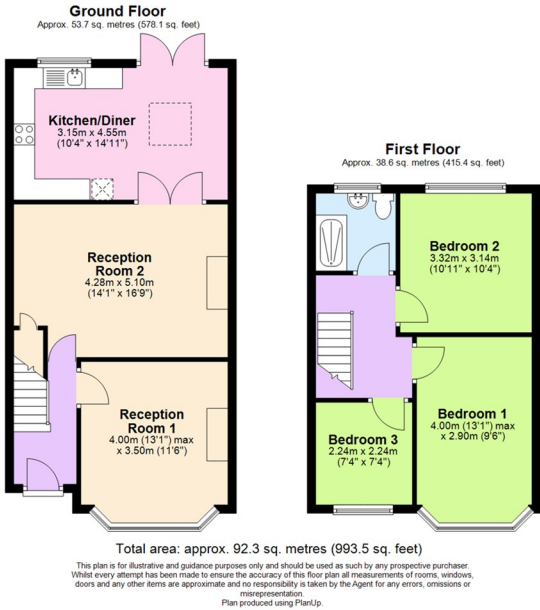
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**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

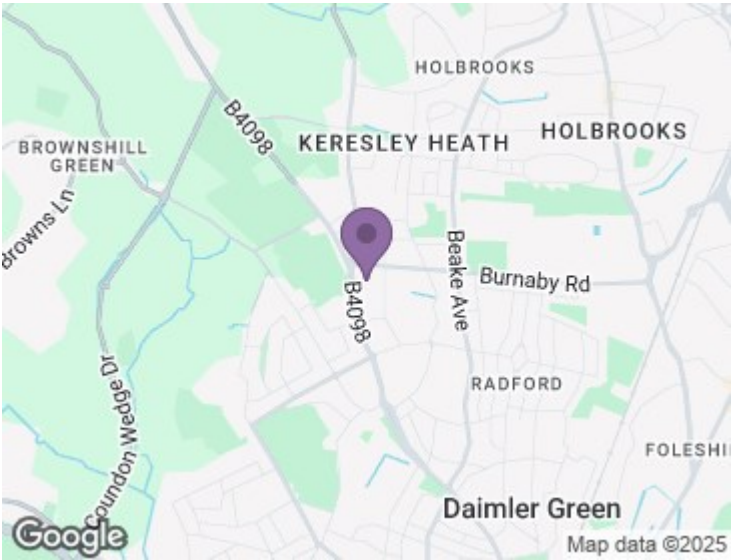
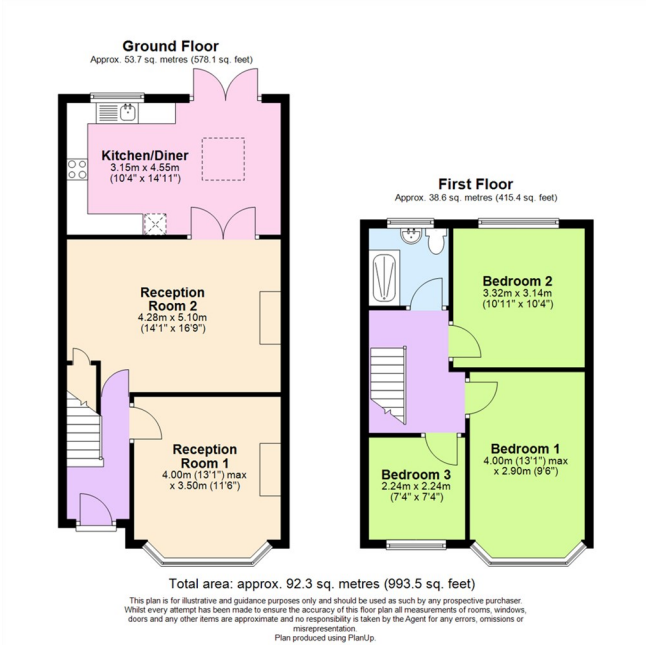


67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
sales@archerbassett.co.uk  
archerbassett.co.uk

or contract.

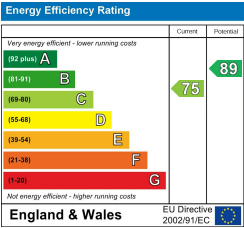
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.

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 not does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
sales@archerbassett.co.uk  
archerbassett.co.uk