

Lincroft Crescent, , Coventry CV5 8GY Offers Over £240,000

archerbassett LETTINGS AND SALES

** NO UPWARD CHAIN ** This substantial three bedroom, double bayed family home is well placed for good local schools and local amenities and is offered with no upward chain. From the entrance hallway is a spacious through lounge/diner with feature fireplace and patio door leading to garden. The extended modern kitchen features a range of wall & base units with an 8-ring Range cooker. To the first floor is two double bedrooms with the premier bedroom having fitted wardrobes and a well portioned single bedroom, the fully tiled modern family bathroom has a white suite to include bath with shower over. Other features include double glazing & central heating, externally there is a low maintenance front garden and rear garden which is laid to lawn with graveled area.

Lounge/Diner

9'10" x 22'2" (3.01m x 6.78m)

Double glazed bay window to front and Fenech door to rear. Spacious Lounge/Diner with laminate flooring and feature fireplace.

Kitchen

7'8" x 19'2" (2.35m x 5.85m)

Double glazed window to rear, extended kitchen with a range of wall and base units including a 8 ring Range cooker.

Bedroom 1

8'5" x 14'2" (2.58m x 4.32m)

Double glazed bay window to front, spacious double room with fitted wardrobes.

Bedroom 2

10'0" x 10'10" (3.05m x 3.32m)

Double glazed window to rear with views of garden, spacious double room with carpet

Bathroom

6'8" x 5'1" (2.05m x 1.55m)

Double glazed window to rear with privacy glass. Modern and fully tiled family bathroom with white suite to include bath with shower over, W/C and hand wash basin

Bedroom 3

6'10" x 7'8" (2.09m x 2.35m)

Double glazed window to front, single room with carpet.

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.

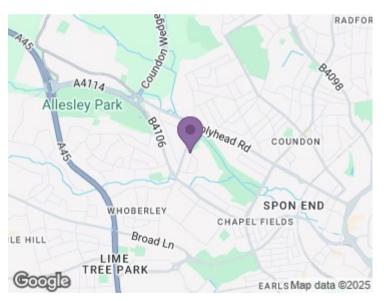
Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

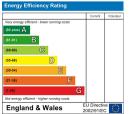
- 1. Anti-Money Laundering (AML) Regulations All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your cooperation in order to proceed to agreeing the sale as soon as possible.
- 2. Source 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.





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