

360°
VIRTUAL TOUR
**ONLINE
VIEWING**



Holyhead Road, Coundon, Coventry CV5 8HR
Offers In The Region Of £275,000

archerbassett
LETTINGS AND SALES

Set on a substantial corner plot, this three bedroom family home has unrivalled potential and features double glazing and central heating throughout. Located in the popular area of Coundon, a short walk away from Coundon Wedge, local amenities and with good transport links. From the entrance porch, the hallway leads to a downstairs W/C and an exceptionally large lounge/diner with feature fireplace and patio doors to the decked garden area. The fitted kitchen has a range of wall and base units, and dual aspect windows overlooking the gardens. To the first floor there are two double bedrooms with the premier featuring fitted wardrobes, and a good sized single bedroom. The family bathroom features a white suite to include bath with shower over, W/C and hand wash basin. Externally there are lawned gardens to three sides, and the property further benefits from a large double garage and private driveway.

Living/Dining Room

9'10" x 24'2" (3.01m x 7.37m)

Double glazed bay window to front and patio door to rear. Exceptionally spacious lounge/diner with feature fireplace and carpet.

Kitchen

7'1" x 13'6" (2.17m x 4.14m)

Double glazed dual aspect windows, fitted kitchen with a range of wall and base units and views of garden

W/C

4'0" x 4'9" (1.23m x 1.45m)

Double glazed window to side, groundfloor W/C with hand wash basin

Bedroom 1

8'8" x 11'5" (2.66m x 3.48m)

Double glazed window to front, spacious bedroom with fitted wardrobes and carpet.

Bedroom 2

9'7" x 12'2" (2.93m x 3.72m)

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

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 3

6'7" x 11'4" (2.03m x 3.47m)

Double glazed window to front, good sized single room with carpet.

Bathroom

6'10" x 9'0" (2.10m x 2.76m)

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

Double Garage

Large double garage with private driveway.

Tenure - Freehold

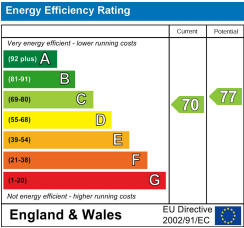
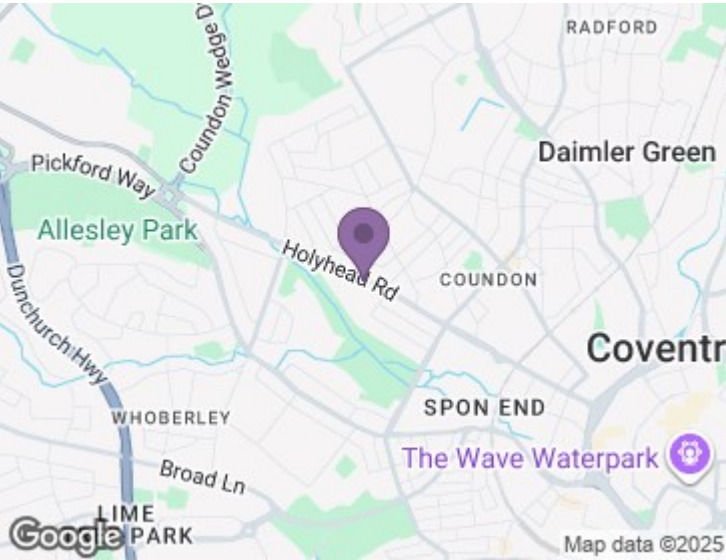
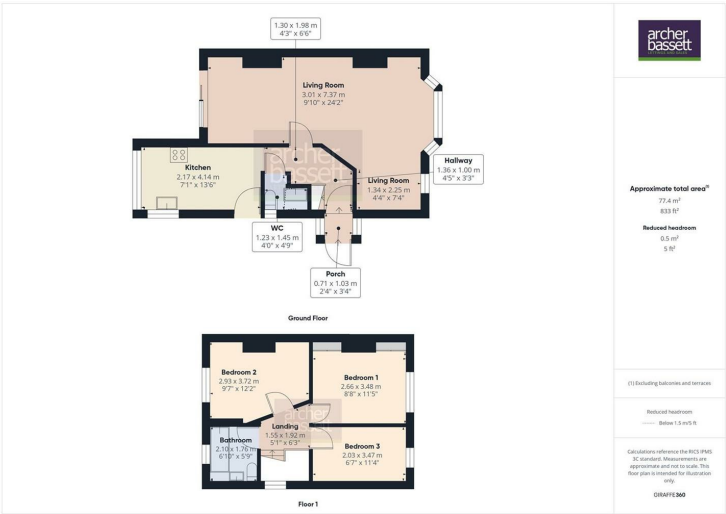
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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 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.



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