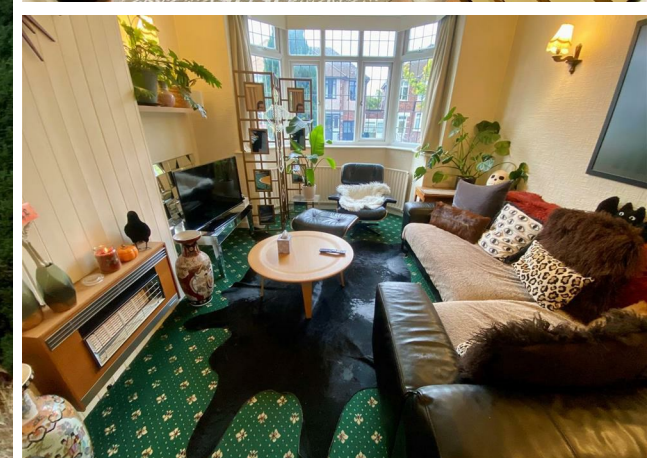




Arnold Avenue, Styvechale, Coventry CV3 5NE
£299,950

archerbassett
LETTINGS AND SALES

A substantial three bedroom semi detached home which is located in a very popular residential area of Styvechale, and comprises of a large through lounge/diner, with access to small sunroom, a fitted kitchen with a range of wall and base units and pantry. To the first floor there is a family bathroom with bath with shower over and a separate W/C. Externally there is a driveway to the front leading to a large garage, and to the rear of the property is large well maintained garden with patio area and lawn. The property is offered with no onward chain and must be viewed to be appreciated.

Lounge/Dining Room

25'11" x 14'11" (7.90m x 4.54m)

Double glazed bay window to front and single glazed patio door to sun room. A spacious lounge/diner with carpet and feature fire.

Kitchen

13'11" x 9'0" (4.23m x 2.74m)

Double glazed window to rear, large kitchen with pantry, a range of wall and base units and access to garage via side door.

Sun Room

2'7" x 8'9" (0.78m x 2.66m)

Double glazed sliding patio door leading to paved patio. Small sunroom/storage area.

Bedroom 1

16'3" x 9'10" (4.95m x 3.00m)

Double glazed window to front, large double room with built in storage and carpet.

Bedroom 2

11'6" x 9'2" (3.50m x 2.80m)

Double glazed window to rear, double room with carpet.

Bedroom 3

10'7" x 6'7" (3.23m x 2.00m)

Double glazed window to front, small double 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.

WC

3'5" x 4'8" (1.05m x 1.43m)

Double glazed window to side, separate W/C

Bathroom

5'2" x 8'6" (1.58m x 2.60m)

Double glazed window to side, bathroom with storage cupboard, bath with shower over and hand wash basin.

Garage

19'8" x 10'2" (5.99m x 3.09m)

Large garage with up and over door with access to front, rear and kitchen.

Viewings

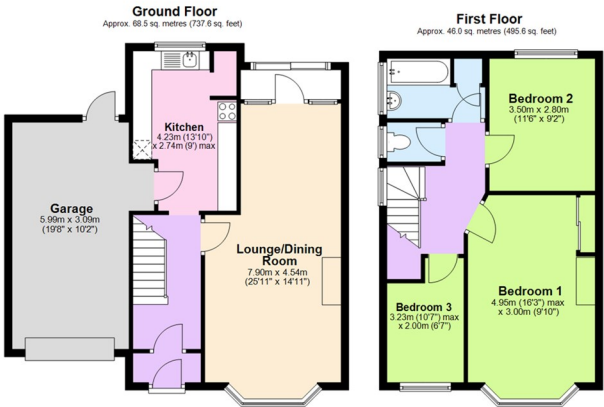
Viewings are strictly by appointment only via Archer Bassett.

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.

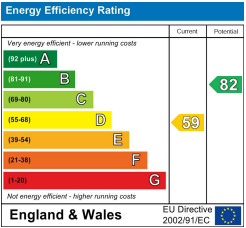
Agent Notes

- 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.



Total area: approx. 114.6 sq. metres (1233.2 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanItUp.



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