



Britannia Street Stoke Coventry CV2 4FS

£140,000



Britannia Street Stoke

Coventry

- Two Bedrooms
- Living Room
- Dining Room
- Kitchen
- Garden
- We understand the Council Tax Band is A
- We believe all mains services are connected to the property (not tested).
- The property is freehold
- EPC E (46)

This two bedroom terraced house is ideal for investors as well as first time buyers. Situated within easy reach of the local shops and amenities in stoke. The accommodation features: Living Room, Dining Room, Kitchen, Bathroom, two double bedrooms and small rear garden.



Accommodation comprises

On the ground floor

Lounge

Door to front, double glazed window to rear, gas fire, radiator, door to dining room.

Kitchen

Double glazed window to side, range of wall and base unit cupboards, single bowl sink and drainer with mixer tap, gas cooker point, plumbing for washing machine, space for fridge/freezer, radiator, door to garden and bathroom .

Downstairs Bathroom

Opaque double glazed window to side, panelled bath with electric shower, low level WC, wash hand basin.

On the first floor

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator, wall mounted gas central heating boiler.

Garden

Patio seating area enclosed by timber fence boundary wall boundary to rear.

Special Note

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is





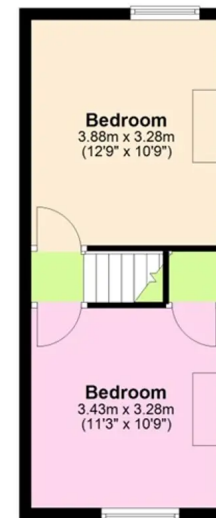
Ground Floor
Approx. 35.5 sq. metres (414.3 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

First Floor
Approx. 27.5 sq. metres (295.9 sq. feet)



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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.