



51 Freeburn Causeway, Coventry, CV4 8FP

£170,000



# 51 Freeburn Causeway

Coventry, CV4 8FP

- Living Room
- Kitchen/Breakfast Room
- Downstairs W.C
- Garden & Garage
- Tenure. The property is freehold
- EPC E (52)
- Services. We believe all mains services are connected to the property (not tested)
- Council Tax Band A

Renovation project. This three bedroom semi detached property is perfectly located for Buy to Let investors within easy reach of the Warwick University as well as the shops on Cannon Park.

The accommodation features: Entrance hall, Living room, Kitchen/breakfast room, downstairs WC, three bedrooms and bathroom. Externally there are gardens to front and rear as well as a single garage and driveway. **The property is none standard construction** and is offered with no onward chain.



## On the ground floor

### Hall

Door to front, stairs to first floor, doors to living room and kitchen/ breakfast room.

### Lounge

Double glazed window to front, fireplace, TV point, radiator, door to kitchen/breakfast room.

### kitchen/Breakfast Room

Double glazed window to rear, sliding double doors to rear garden, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, plumbing for washing machine, integrated four ring electric hob and cooker hood, integrated electric double oven, door to utility area.

### Utility

Space for fridge/freezer, door to garage, door to rear garden door to W.C.

## On the first floor

### Bedroom 1

Double glazed window to front, radiator.

### Bedroom 2

Double glazed window to rear, radiator.

### Bedroom 3

Double glazed window to front, radiator.

### Shower Room

Opaque double glazed window to rear, shower cubicle with mains shower, low level W.C, wash hand basin, heated towel rail.

### Garden

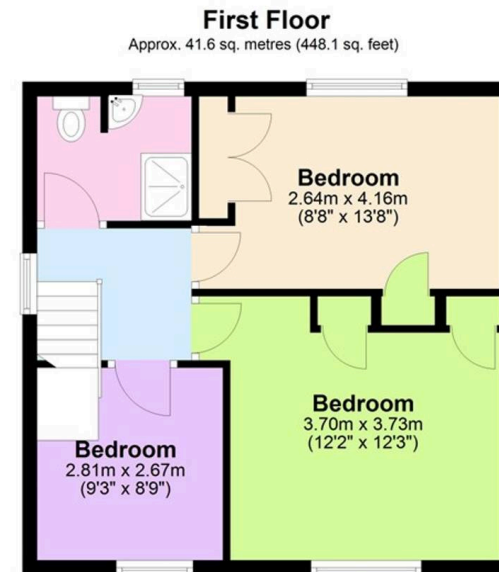
There is a patio seating area leading to lawned area with flower beds with flower, plants bushes and trees, enclosed by timber fence boundary.





Total area: approx. 103.4 sq. metres (1113.1 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



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### 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. Please ask the Agent regarding Rights & Restrictions.

### 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 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.

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