



Coombe Park Road Binley Coventry CV3 2NX

£180,000



Coombe Park Road

Binley Coventry

- Two Bedrooms
- Lounge
- Kitchen
- Utility Room
- Downstairs WC
- Shower Room
- Garden
- Garage
- Freehold
- EPC D (55)
- Council Tax Band B

Great renovation project, this two bedroom property is ideal for first time buyers or investors looking to put their own stamp on the property. Located conveniently for local shops and amenities in Binley as well as Walsgrave. Easy access to University Hospital and Motorway links. The accommodation features: entrance hall, lounge, kitchen, utility room, downstairs WC, two bedrooms and shower room, garden & garage to the rear. This property is offered with no onward chain.



On the ground floor

Entrance Hall

Door to lounge, stairs to first floor.

Lounge

Double glazed window to front, gas fire, under stair cupboard, sliding doors to kitchen.

Kitchen

Double glazed window to utility room, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer with mixer tap, door to utility room.

Utility Room

Double glazed sliding doors to rear garden, plumbing for washing machine, space for tumble dryer, door to WC.

W.C.

Low level WC.

On the first floor

Bedroom 1

Double glazed window to front.

Bedroom 2

Double glazed window to rear.

Shower Room

Double glazed window to rear, shower cubicle with electric shower, low level WC, wash hand basin.

Rear Garden

Paved patio area enclosed by timber fence boundary and gated rear access.

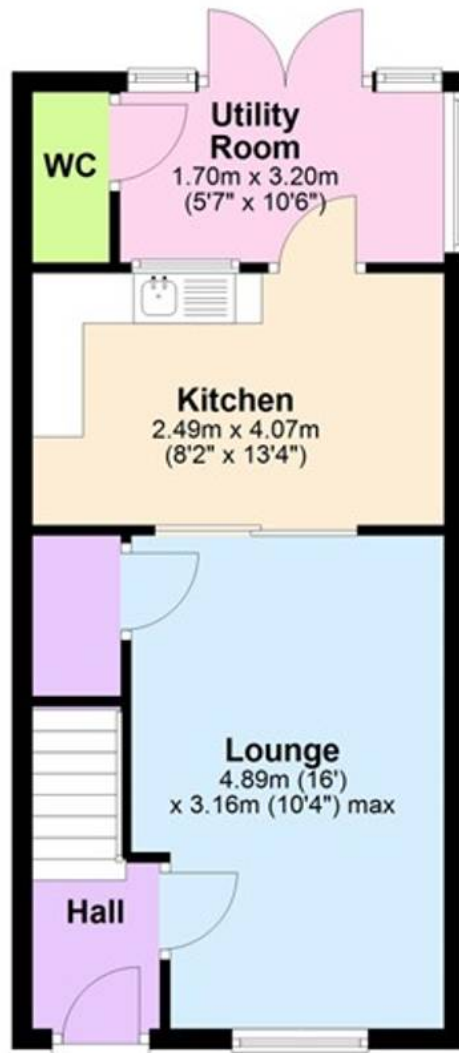
Garage

Up & over door and window to rear.



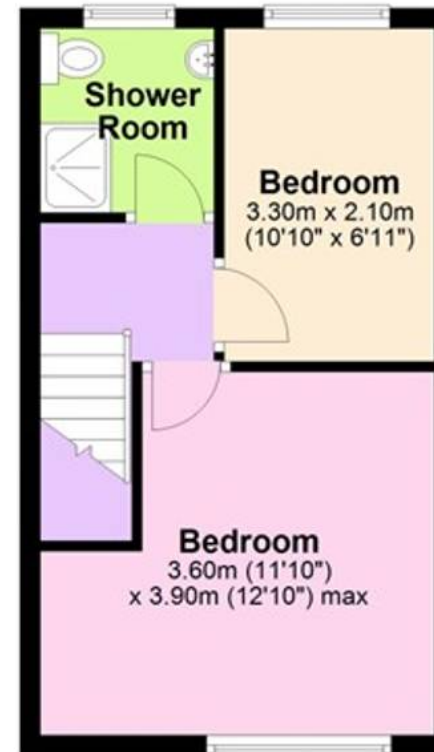
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 65.4 sq. metres (704.1 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

Special Notes

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. Ask agent regarding Rights & Restrictions. 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 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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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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