



1 Exeter Close, Ernesford Grange, Coventry, CV3 2PX

Offers Over £200,000

cartwright
hands

1 Exeter Close

Ernesford Grange, Coventry

- Two/One Bedroom
- Lounge
- Kitchen/breakfast Room
- Conservatory
- Bathroom
- Courtyard Garden
- EPC D (62)
- Council Tax Band C Coventry City Council
- Freehold
- We believe all mains services are connected to the property except for a gas supply (not tested). This must be confirmed with solicitors.

Situated in a sought after location in Ernesford Grange, this semi detached bungalow used to be a two bedroom property which has been converted into a one bed, the accommodation features: entrance hall, L shaped lounge, kitchen/breakfast room, conservatory, bathroom, courtyard garden. The property can be converted back into a two bed and is offered with no onward chain. Solar Panels.



Entrance Hall

Door to side, door to bedroom 1 & 2, door to lounge and bathroom.

Lounge

Double glazed window to rear, double doors to conservatory, door to kitchen/breakfast room, night storage heater.

Kitchen/Dining Room

Door to front, double glazed window to front, range of wall and base unit cupboards and drawers. One and quarter bowl sink and drainer, plumbing for washing machine, space for fridge/freezer, integrated four ring electric hob and cooker hood, night storage heater, spot lights, door to conservatory & lounge.

Conservatory

Double glazed window and doors to courtyard garden.

Bedroom

Two bedrooms knocked into one, double glazed windows to front, built in wardrobes.

Bathroom

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

Courtyard Garden

Small courtyard garden to rear enclosed by timber fence boundary.

Store

Outside storage room.

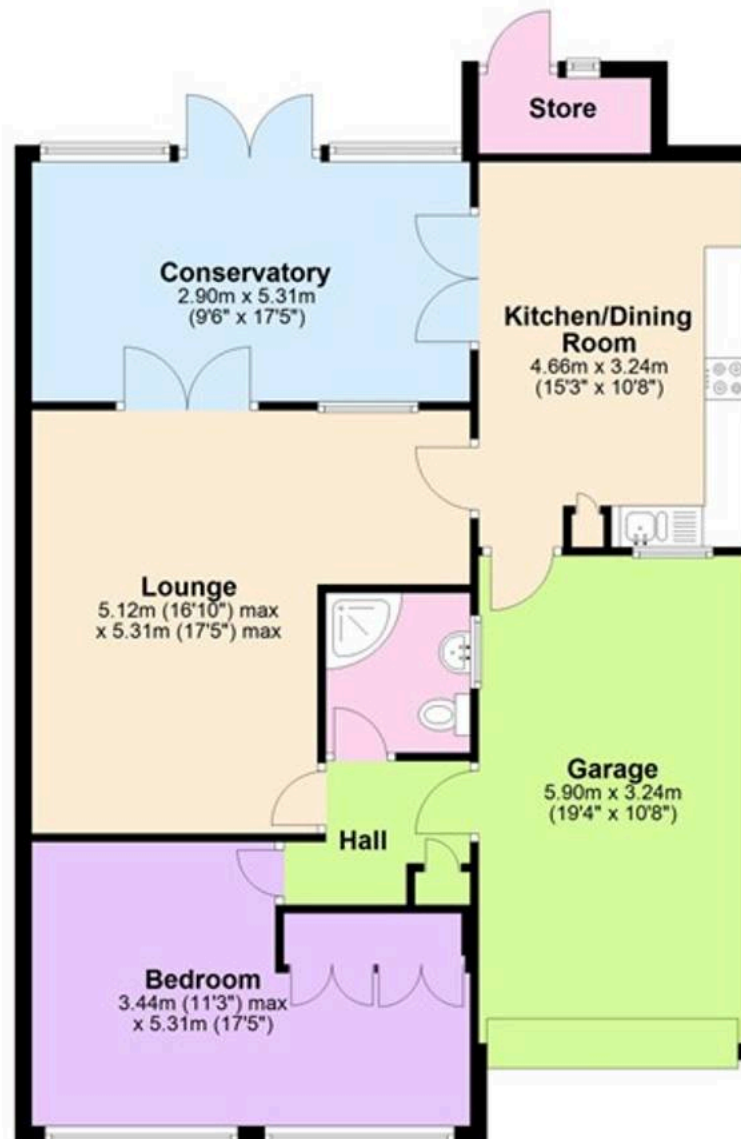
Garage

Electric door to front.



Ground Floor

Approx. 99.6 sq. metres (1072.2 sq. feet)



Total area: approx. 99.6 sq. metres (1072.2 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

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.

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 be no delay in agreeing the sale. 2. These particulars do not constitute 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.