



15 Anchorway Road, Finham, Coventry, CV3 6JL  
£230,000

cartwright  
hands

# 15 Anchorway Road

Coventry

- Two Bedrooms
- Lounge
- Kitchen/Diner
- Bathroom
- Garden
- No Chain
- Freehold
- EPC D (66)
- Council Tax Band B

This two bedroom end of terrace house is situated in a sought after part of Finham, within a stone's throw of the ever popular Finham School. The accommodation features: entrance hall, lounge, kitchen/diner, two bedrooms and bathroom, externally there is an easy maintenance garden to the front and enclosed garden to the rear. The property is offered with no onward chain.



## Accommodation Comprises

On the Ground Floor

### Entrance Hall

Door to front, door to living room, stairs to first floor, radiator.

### Lounge

Double glazed bay window to front, fireplace, radiator.

### Kitchen/Dining Room

Double glazed windows to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, integrated electric oven and hob with cooker hood, plumbing for washing machine, space for fridge/freezer, under stair cupboard housing wall mounted gas central heating boiler and gas and electric meters and fuse box, door to rear garden.

### On the First Floor

Landing:

### Bedroom one

Double glazed bay window to front, fireplace, radiator.

### Bedroom two

Double glazed window to rear, radiator.

### Bathroom

Opaque double glazed window to rear, panelled bath and electric shower, low level WC, wash hand basin, radiator.

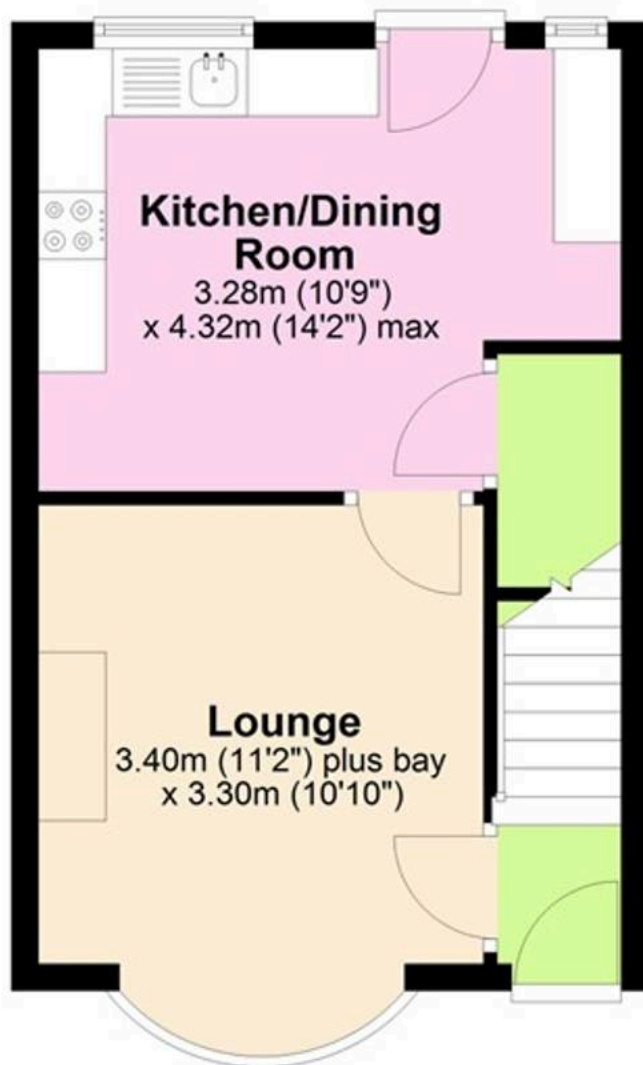
### Garden

Patio area leading to level lawn enclosed by timber fence boundary, garden shed.



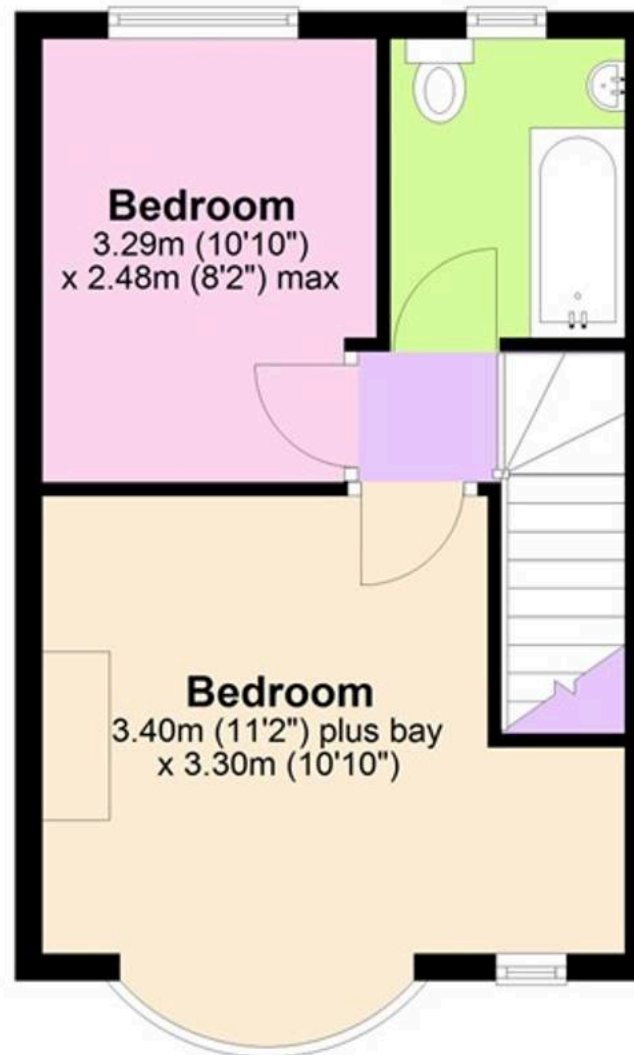
## Ground Floor

Approx. 29.7 sq. metres (319.5 sq. feet)



## First Floor

Approx. 29.7 sq. metres (319.6 sq. feet)



**Total area: approx. 59.4 sq. metres (639.1 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

### 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



Telephone: 02476 256 616  
Email: [sales@cartwriighthands.co.uk](mailto:sales@cartwriighthands.co.uk)  
121-123 New Union St, Coventry, CV1 2NT

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.