



82 Somerset Road, Radford, Coventry, CV1 4EE
£145,000

cartwright
hands

82 Somerset Road

Coventry

- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Courtyard Garden
- We believe the property is Freehold
- Council Tax Band A
- EPC E (52)

Ideal property for Investors or first time buyers, situated within easy reach of the local shops and amenities as well as access to the city centre. The accommodation features: entrance hall, lounge, dining room, kitchen, bathroom, two double bedrooms, courtyard garden.



Accommodation comprises

On the Ground Floor

Hall

Door to front, stairs to first floor, door to lounge & dining room.

Dining Room

Double glazed window to front, radiator.

Lounge

Double glazed window to rear, radiator, door to kitchen.

Kitchen

Double glazed window to side, range of wall and base unit cupboards, single bowl stainless steel sink and drainer, plumbing for washing machine, gas cooker point, wall mounted gas central heating boiler, door to lobby.

Lobby

Door to rear garden, door to bathroom.

Bathroom

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

On the First Floor

Landing

Bedroom One

Double glazed window, radiator.

Bedroom Two

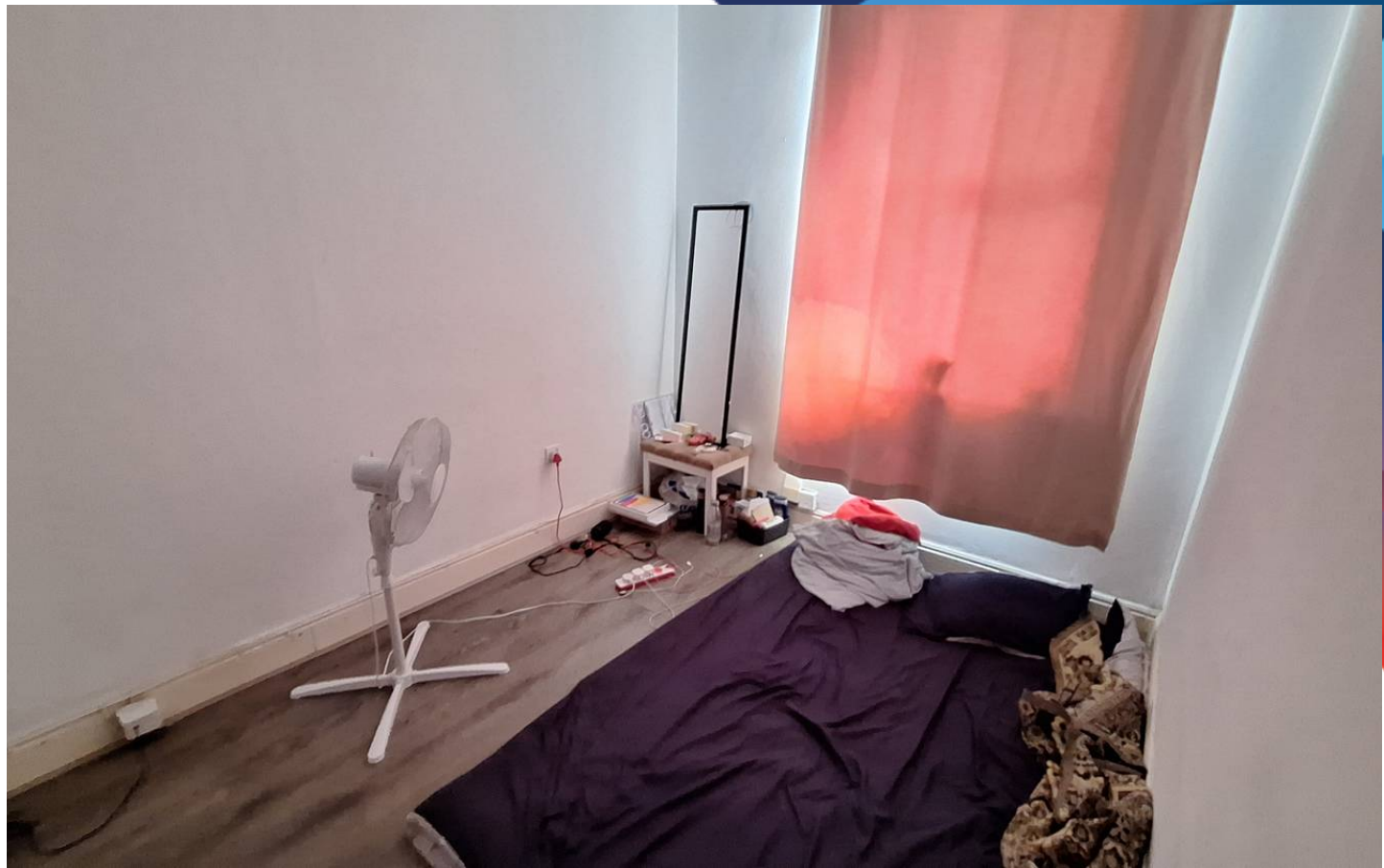
Double glazed window, radiator.

Courtyard

Courtyard garden to rear enclosed by wall boundary.

Services

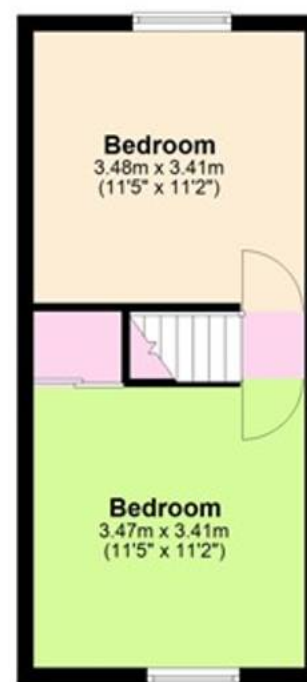
We believe all mains services are connected to the property (not tested).



Ground Floor



First Floor



Total area: approx. 64.9 sq. metres (698.6 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.



Telephone: 02476 256 616
Email: 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.