



42 The Jordans, Allesley Park, Coventry, CV5 9JT
£210,000

cartwright
hands

42 The Jordans

Coventry

- REQUIRES REFURBISHMENT AND UPDATING
- SOLD AS SEEN
- Three Bedroom Semi
- Two Reception Rooms
- Kitchen
- Shower Room, separate W.C.
- Garden
- EPC 45 (E)
- Council Tax Band C
- We believe the property is Freehold

Renovation project. This three bedroom semi detached family home is situated in a popular location within easy reach of the local shops and amenities in Allesley Park. The accommodation feature: entrance hall, lounge, dining room, kitchen, three bedrooms and shower room. Externally there is a good size garden to the rear. The property is offered with no onward chain.



Accommodation comprises

On the ground floor

Enclosed Porch

Sliding double glazed door to front.

Entrance Hall

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

Lounge

Double glazed window to front, fireplace.

Dining Room

Double glazed window to rear, fireplace.

Kitchen

Double glazed window to rear, stainless steel sink and drainer, double glazed door to side.

On the First Floor

Landing

Bedroom One

Double glazed window to front.

Bedroom Two

Double glazed window to rear.

Bedroom Three

Double glazed window to front.

Shower Room

Opaque double glazed window to rear, shower cubicle with electric shower, wash hand basin.

Separate W.C.

Low level WC.

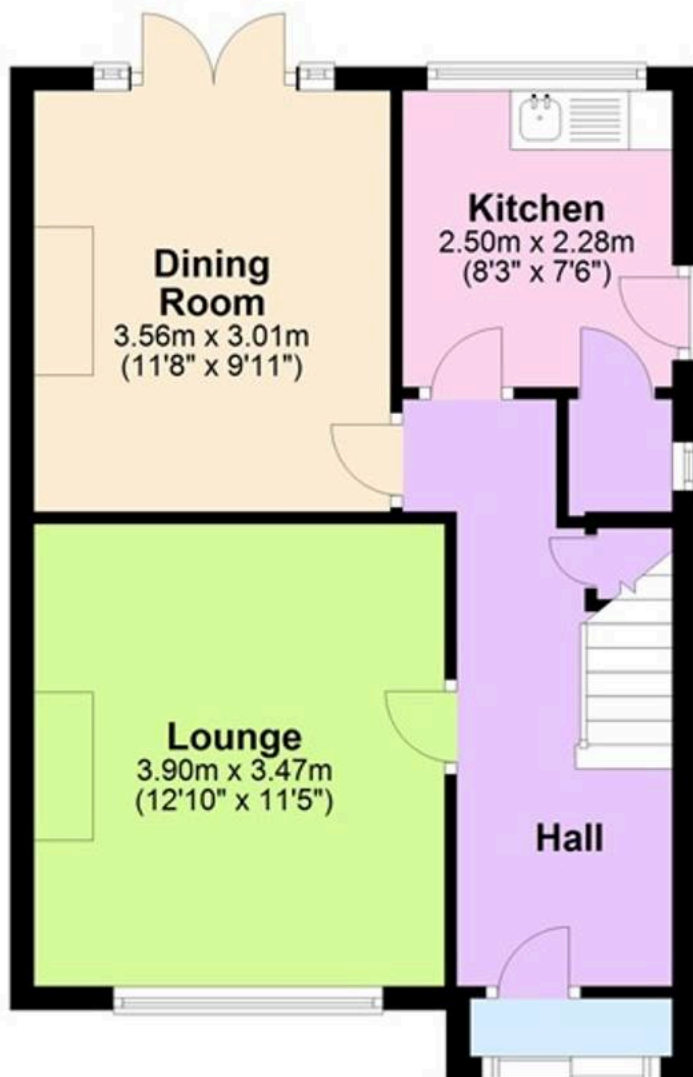
Garden

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



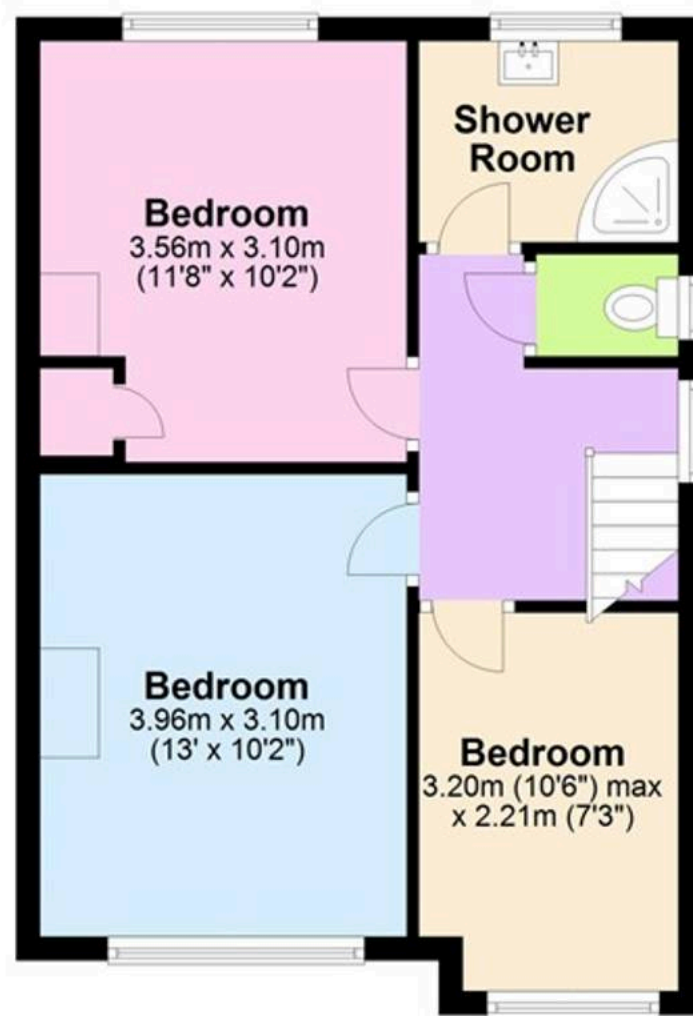
Ground Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 83.5 sq. metres (898.8 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.

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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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