



19 MARTIN CLOSE

COVENTRY, CV5 7NP

£240,000
FREEHOLD

*** A RARE OPPORTUNITY TO PURCHASE A HOME IN THIS POPULAR EASTERN GREEN CUL-DE-SAC *** With through lounge/dining room, fitted kitchen, ground floor shower room, first floor bathroom, three good size bedrooms, garage with drive & garden to rear. No upward chain/vacant possession.



fosterlewis&co
residential property services

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- Three bedroom mid terrace home
- Sought after cul-de-sac position
- Popular Eastern Green location
- Through lounge / dining room
- Extended fitted kitchen
- Ground floor shower room
- First floor main bathroom
- South facing rear garden
- Driveway with Garage
- No upward chain / vacant possession



Freehold

Foster Lewis and Co are delighted to offer this rare opportunity to purchase a three bedroom property located in a highly sought after cul-de-sac address within the popular area of Eastern Green.

The 1960s built accommodation comprises of a porch entrance into a through lounge/dining room, off which is an extended fitted kitchen and ground floor shower room.

To the first floor there is a main bathroom fully tiled with shower over bath, three good size bedrooms and access to a loft.

The property has a block paved driveway for two vehicles, a garage with electric roller door entrance and a garden to rear with patio and artificial lawn with mature borders and rear gated access to pathway.

This home has double glazing, gas central heating and is in need of some modernisation.

It is being offered with vacant possession and no upward chain.

Money laundering Act – intended 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.

Council Tax – please refer to www.voa.gov.uk to verify this information.

Tenure – the vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

Description – measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another.

Consent – we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

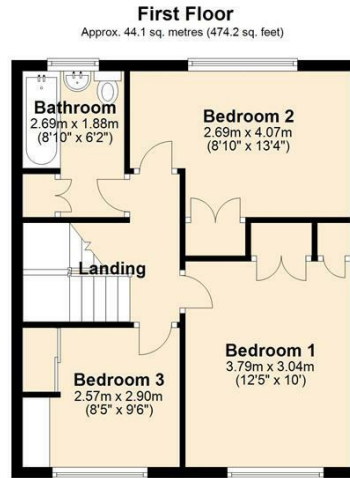
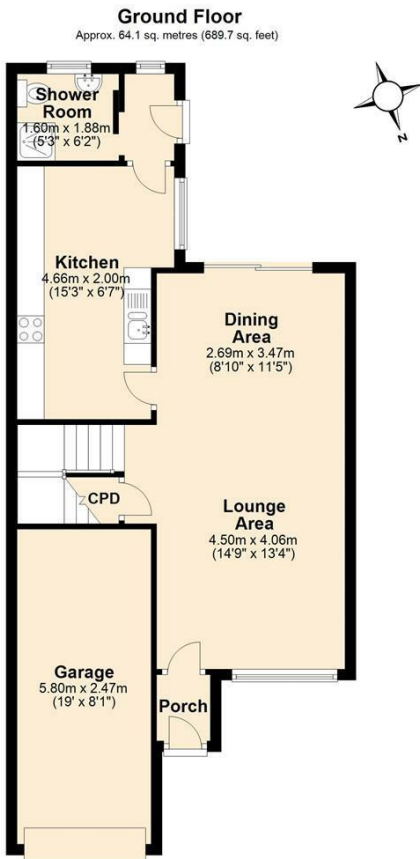
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be

relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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Total area: approx. 108.1 sq. metres (1163.9 sq. feet)

Please note: Any measurements displayed are to be used as a guide only.
Plan created by Coventry Property Surveys Ltd Tel: 024 7629 1555
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coventry Sales
94b Barkers Butts Lane
Coventry
Warwickshire
CV6 1DZ

02476 592929
info@fosterlewisandco.com
www.fosterlewisandco.com



fosterlewis&co
residential property services