



## 8 LYMESY STREET COVENTRY, CV3 5DX

£230,000  
FREEHOLD

\*\*\* THREE BEDROOM HOME IN SOUGHT AFTER LOCATION REQUIRING MODERNISATION \*\*\*

Double bay fronted three bedroom mid terraced home in popular Cheylesmore. Close to shops, school & Memorial Park. Gas central heated & Double glazed. Gardens front & rear with garage. Ideal first time buy/Investment.



**fosterlewis&co**  
residential property services

## 8 LYMESY STREET

- Three bedroom home
- Double bay fronted
- Mid terraced
- Gardens front and rear
- Popular Cheylesmore location
- Walking distance to Memorial Park
- Close to shops and school
- Gas central heated & double glazed
- Requiring modernisation / huge potential
- No upward chain / Vacant possession



### Freehold

Foster Lewis and Co are delighted to offer for sale this rare opportunity to purchase a double bay fronted, mid terraced home in the heart of popular Cheylesmore, with modernisation required.

With huge potential to improved this well positioned property, it makes for an ideal first time buy or investment.

The accommodation comprises of a hallway onto stairwell with under stair meter cupboard and storage, a compact fitted kitchen, a through lounge dining room with dual aspect, gardens to front and rear with garage and rear vehicular access, first floor bathroom, two double bedrooms and a single.

Whilst already having the benefit of double glazing and gas central heating, re-decoration and re-fitting of a kitchen and bathroom would greatly add to its existing value.

Early viewing is highly recommended to avoid disappointment. Offered for sale with no upward chain and vacant possession.

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 – Band B

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

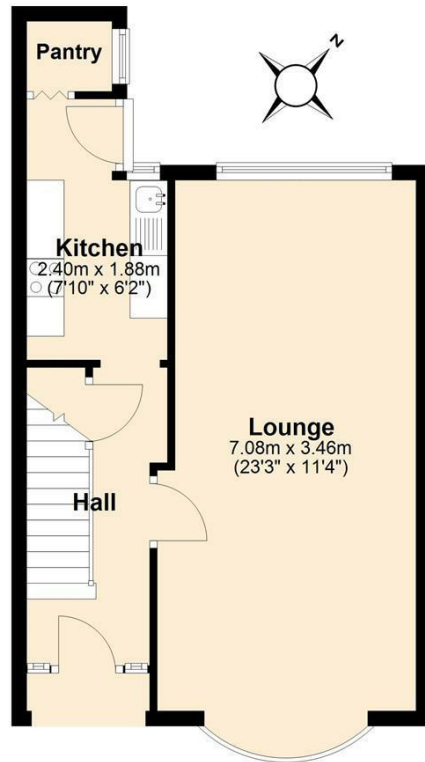
committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific 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.

## 8 LYMESY STREET



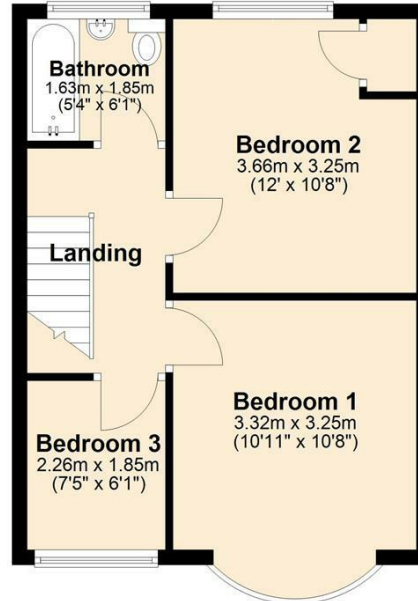
### Ground Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



### First Floor

Approx. 37.1 sq. metres (399.8 sq. feet)



Total area: approx. 77.4 sq. metres (833.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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