



3 SCOTS LANE
COVENTRY, CV6 2DQ

£260,000
FREEHOLD

DOUBLE FRONTED END OF TERRACE / THREE DOUBLE BEDROOMS / SOUGHT AFTER LOCATION / LOUNGE & SEPARATE DINING ROOM / BEAUTIFUL FITTED KITCHEN / GROUND FLOOR SHOWER ROOM / CONSERVATORY - UTILITY ROOM / BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES / REAR GARDEN / GAS CENTRAL HEATING & DOUBLE GLAZING / EPC RATING;



fosterlewis&co
residential property services

3 SCOTS LANE

- Double Fronted End of Terrace • Three Double Bedrooms • Sought After Location • Lounge & Separate Dining Room • Beautiful Fitted Kitchen • Ground Floor Shower Room • Conservatory/ Utility Room • Block Paved Driveway For Multiple Vehicles • Rear Garden • Gas Central Heating & Double Glazing



Description

Foster Lewis and Co are delighted to offer for sale this much improved and very well presented double fronted end of terrace family home in the highly sought after residential location of Coundon. The property is conveniently located close to well regarded local schools both primary and secondary, parks and shops making this the ideal family home. Accommodation comprises entrance hallway, living room with feature bay window and a door leading to conservatory, beautiful dining room with feature bay window, fitted kitchen with a range of wall and floor units, fitted shower room, conservatory/utility with range of floor units and space for appliances and patio doors leading on to garden.

To the first floor there are three double bedrooms, fitted bathroom with separate toilet.

Outside there is a good size block paved gated frontage providing parking for several vehicles. The Rear Garden Has Double Secure Swing Gates For Anyone Wanting To Bring A Vehicle Into The Rear Garden.

The property further benefits from gas central heating and double glazing and an internal viewing is recommended to fully appreciate the size of accommodation this property offers.

Freehold

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.

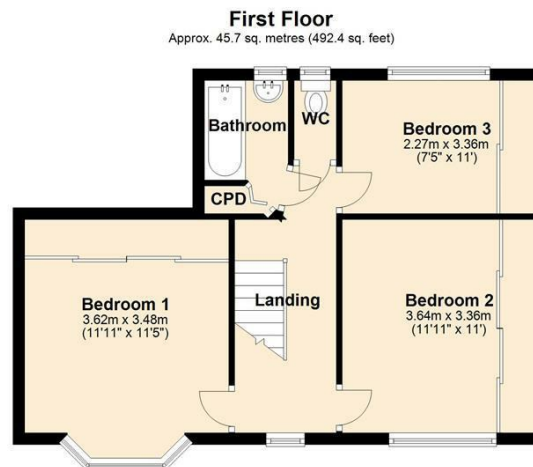
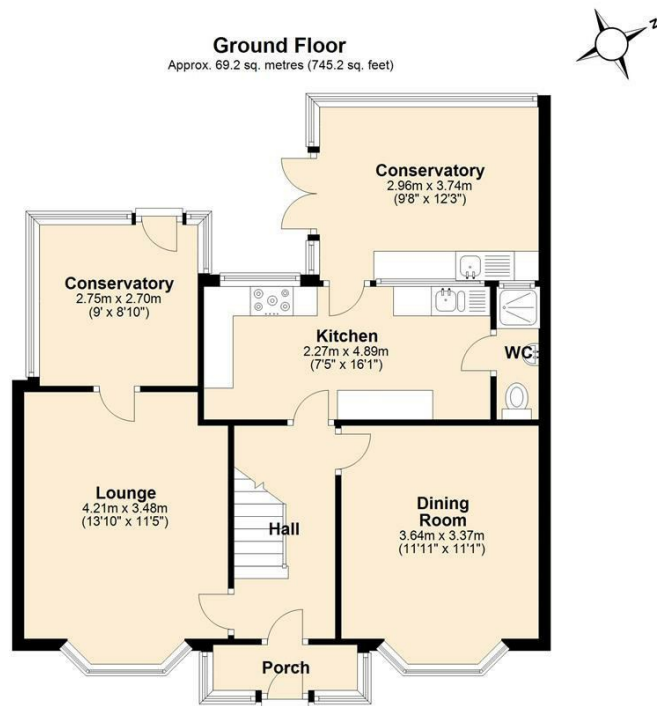
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

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.

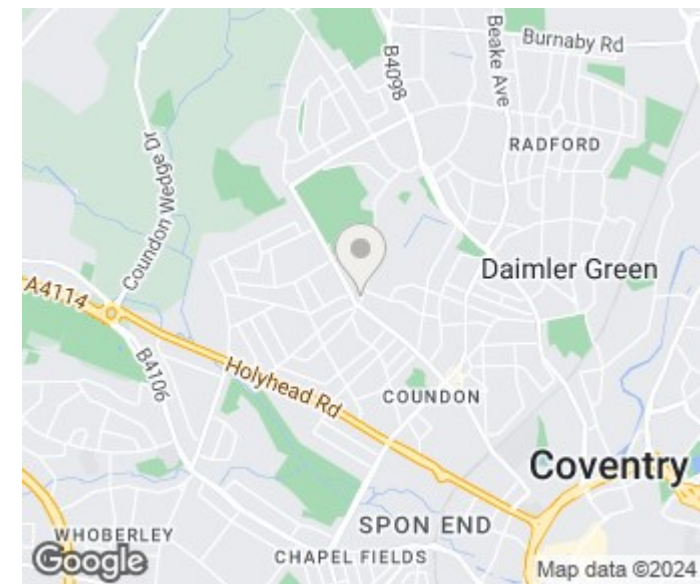
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Total area: approx. 115.0 sq. metres (1237.6 sq. feet)

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			85
(69-80) C			
(55-68) D		60	
(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

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