



## 55 NORTH STREET

COVENTRY, CV2 3FP

£160,000  
FREEHOLD

THREE BEDROOM MID TERRACE / LOUNGE-DINING ROOM / FITTED KITCHEN /  
GROUND FLOOR BATHROOM / REAR GARDEN / GAS CENTRAL HEATING / DOUBLE GLAZING /  
WITHIN EASY ACCESS OF CITY CENTRE / IDEAL INVESTMENT PURCHASE / NO ONWARD  
CHAIN / EPC RATING: D



**fosterlewis & co**  
residential property services

# 55 NORTH STREET

- Three Bedroom Mid Terrace • Lounge/Dining Room • Fitted Kitchen • Groundfloor Bathroom • Rear Garden • Gas Central Heating • Double Glazing • Within Easy Access of City Centre • Ideal Investment Purchase • No Onward Chain



## Description

Foster Lewis and Co are delighted to offer for sale this traditional three bedroom terraced property set in the heart of Stoke within Coventry. The property is conveniently located within easy access of Coventry City Centre, Parks, Schools and the A444 making this property the ideal first time purchase of investment. Accommodation comprises through lounge/dining room, fitted kitchen, ground floor bathroom and three first floor bedrooms. Outside there is a garden to the rear.

The property also benefits from gas central heating and double glazing.

## 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](http://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.

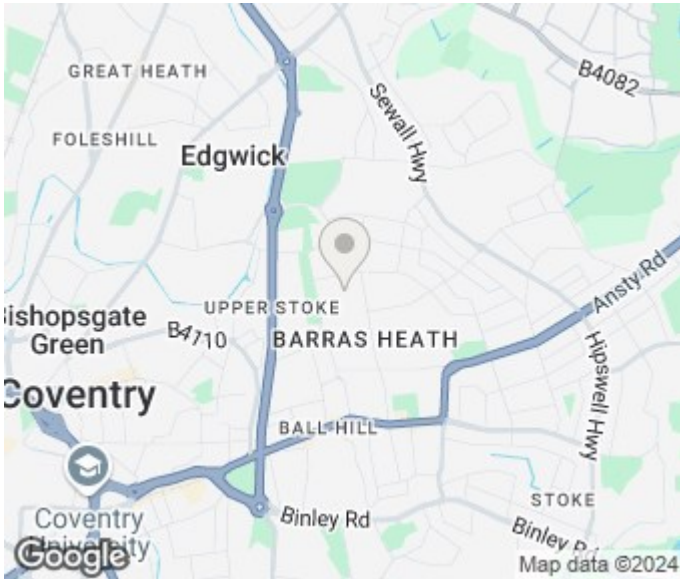
Agents Opinion – these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.


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.

## 55 NORTH STREET





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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