



1 DALLINGTON ROAD COVENTRY, CV6 1GB

£160,000
LEASEHOLD

*** SPACIOUS GROUND FLOOR MAISONETTE IN POPULAR COUNDON *** Having a large living room, two good size bedrooms, fitted kitchen & bathroom with shower. Gas central heating, double glazed. Garden to side with detached garage. No upward chain.



fosterlewis&co
residential property services

1 DALLINGTON ROAD

- Two bedrooms • Ground floor
- Maisonette • Garden to side
- Garage • Spacious living room • Gas Central Heating • Double glazed • Sought after Coundon • Ideal first time buy / investment • No upward chain



Leasehold

Foster Lewis and Co are delighted to offer this spacious ground floor, two bedroom maisonette located in the ever popular area of Coundon.

The accommodation has entrance hallway with built in storage, a fitted kitchen, spacious living room, two good size bedrooms and a bathroom with shower.

This property has gas central heating and double glazing, and has the added benefits of a large garden to the side alongside a detached garage.

Located within walking distance of shops, schools and offering easy access to the A45 and City centre via main roads out of Coundon.

An ideal first time buy or investment, with a potential rental income of £9500,-10,000 per annum.

Viewings – only through Foster Lewis and Co head office on 02476 592929

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 A

Tenure – the vendor has confirmed verbally to us that the property is Leasehold 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

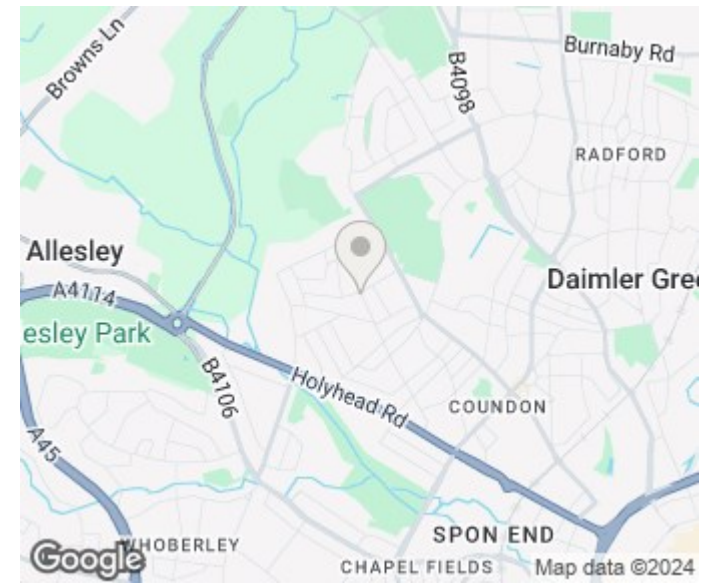
should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

1 DALLINGTON ROAD





Total area: approx. 65.3 sq. metres (703.0 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			
(69-80) C		70	73
(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

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