

Hugh Road Coventry CV3 1AE
£159,950

Benburys
SALES AND LETTINGS

****NO UPWARD CHAIN** TWO RECEPTION ROOMS** TWO DOUBLE BEDROOMS**** Benburys are pleased to present this lovely two bedroom family home which is ideal for first time buyers/investors. The property briefly comprises of two reception rooms, modern fitted kitchen and bathroom to the ground floor and two double bedrooms to the first floor and lovely garden to the rear. The property has lots of storage, is all electric and fitted with energy efficient heaters which can be controlled via an app

FRONT RECEPTION ROOM

11' 7" x 11' 3"

REAR RECEPTION ROOM

11' 9" x 11' 11"

KITCHEN

6' 11" x 10' 11"

BATHROOM

5' 9" x 6' 11" (1.52m 2.74m x 1.83m 3.35m)

BEDROOM ONE

11' 7" x 11' 3"

BEDROOM TWO

11' 9" x 11' 11"

REAR ASPECT

Lovely well maintained rear garden with lawn area, decking and wooden shed

AGENTS NOTES

1. MONEY LAUNDERING REGULATIONS - Intending 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

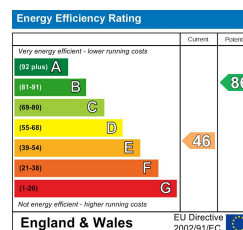
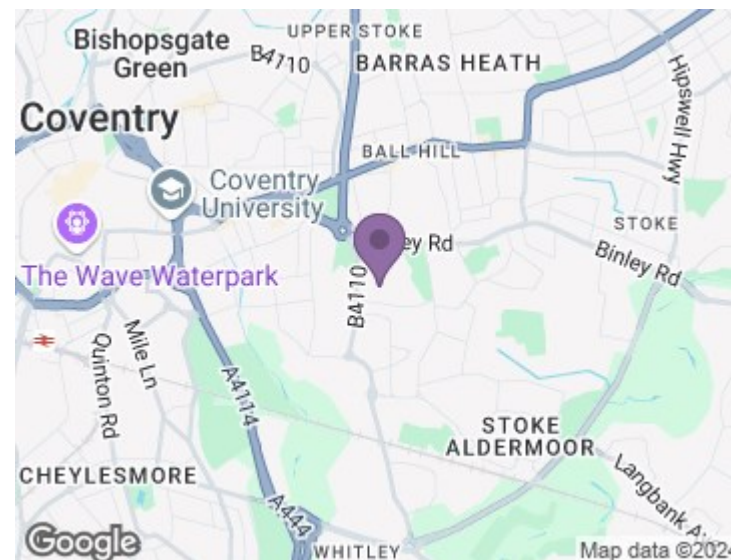
VIEWINGS

We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk

<https://www.facebook.com/CoventryLettings/>



Benburys

SALES AND LETTINGS

20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk