



26 Marlborough Road, Stoke, Coventry, CV2 4EP
£140,000

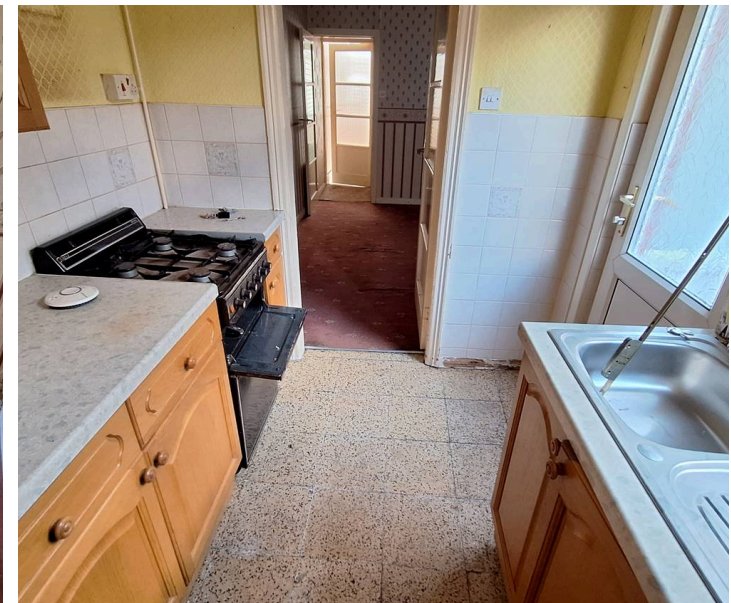
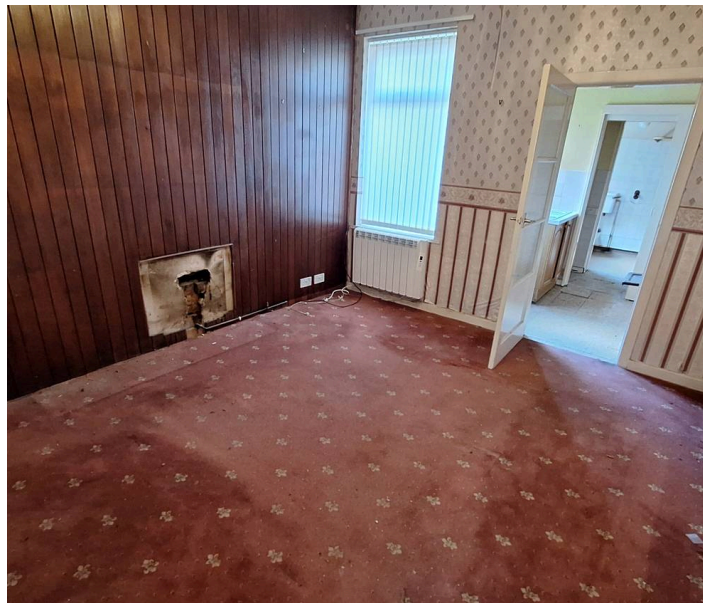
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26 Marlborough Road

Coventry

- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Wet Room
- Garden
- Freehold
- EPC D (58)
- Council Tax Band A

In need of renovation. This two bedroom house is situated in a popular location within easy reach of the city centre as well as the shops and amenities on Ball Hill. The accommodation features: lounge, dining room, kitchen, wet room, two double bedrooms, there is a small courtyard garden to the rear. The property is offered with no onward chain.



Accommodation Comprises

On the Ground Floor

Lounge

Door to front, double glazed window to front, gas fire.

Dining Room

Double glazed window to rear, electric radiator, door to kitchen.

Kitchen

Double glazed window to side, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, gas cooker point, door to rear garden, door to inner lobby.

Inner lobby

Wall mounted boiler, door to Wet Room.

Wet Room

Opaque double glazed window to side, low level WC, wash hand basin, electric shower.

On the First Floor

Landing

Bedroom One

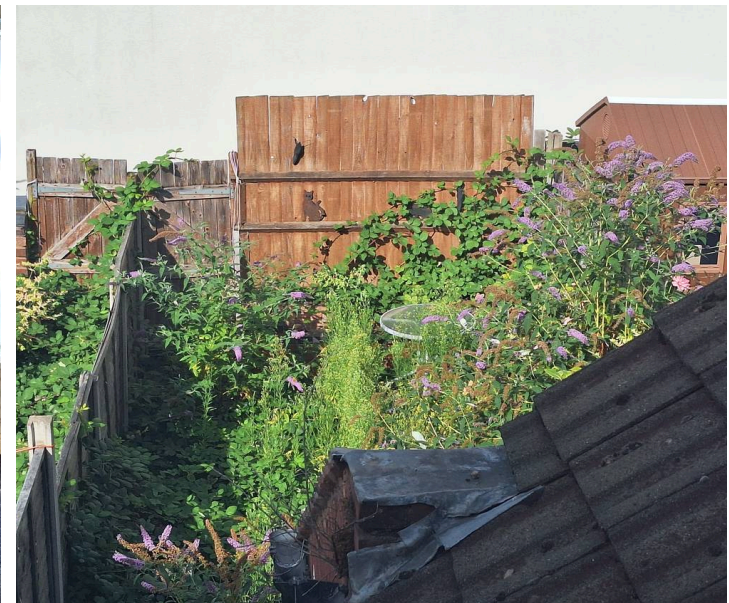
Double glazed window.

Bedroom Two

Double glazed window.

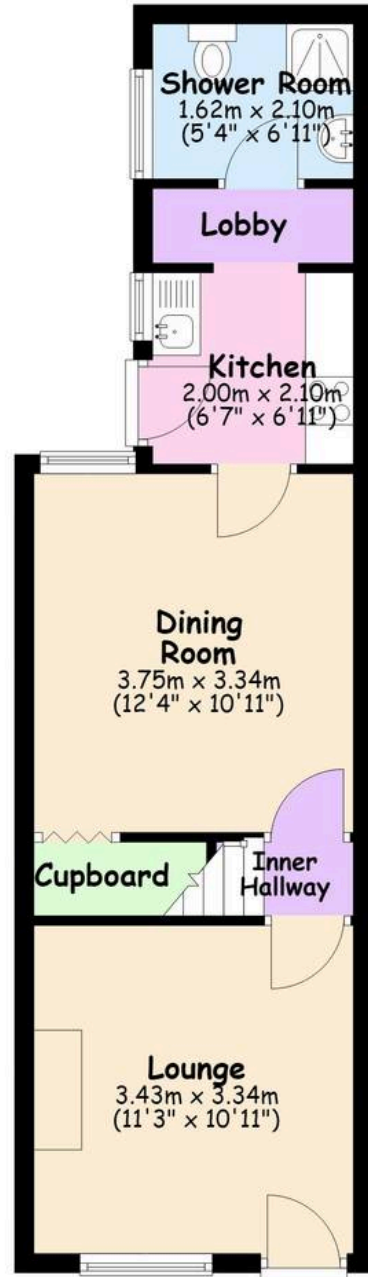
Garden

Courtyard garden to rear.



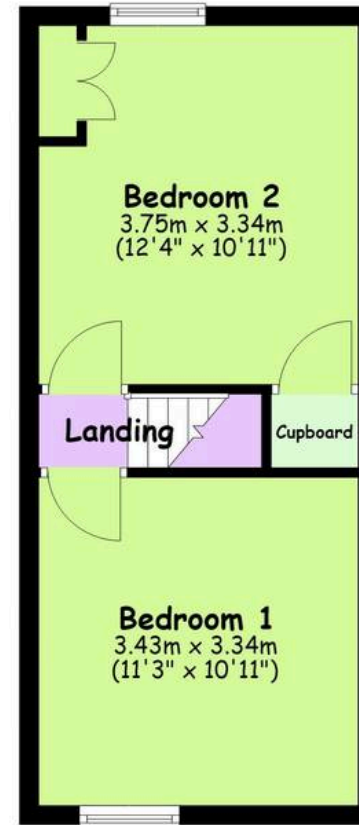
Ground Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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Cartwright Hands for themselves and the vendors of the property, whose agents they are given notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be upon as stated representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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