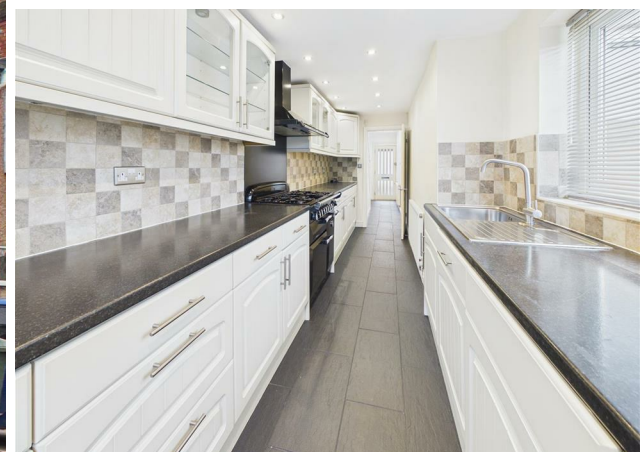


360°
VIRTUAL TOUR
ONLINE
VIEWING



Denbigh Road, Coundon, Coventry CV6 1GA
£275,000

archerbassett
LETTINGS AND SALES

****CHAIN FREE**** A substantial three bedroom end of terrace property in the sought after area of Coundon with central heating and double glazing. Briefly comprising of a spacious lounge/diner with French doors leading out to the paved patio area, a modern fitted kitchen that comes with a range master cooker and an integrated fridge/freezer, dishwasher and washing machine, to the first floor is the family bathroom which is fully tiled and boasts a white suite to include bath and separate shower cubicle with an electric shower, two generously sized double bedrooms and a single bedroom. Externally there is a driveway and a garage to front and a large well kept rear garden with decking, patio and lawned areas.

Porch

3'0" x 5'6" (0.93m x 1.70m)
Light and welcoming entrance porch with light.

Lounge/Diner

21'10" x 10'2" (6.68m x 3.10m)
Double glazed bay window to front and Patio doors to rear with access to patio. Spacious lounge/diner with feature fireplace and carpet.

Kitchen

17'5" x 6'10" (5.33m x 2.10m)
Double glazed window to side, long galley style kitchen with a large range of wall and base units and range cooker.

Bathroom

5'4" x 5'10" (1.64m x 1.78)
Double glazed window to rear with privacy glass, White suite to include bath with separate shower cubicle with electric shower, W/C and hand wash basin.

Bedroom 1

11'5" x 9'9" (3.49m x 2.99m)
Double glazed bay window to front, spacious double room with carpet.

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. Archer Bassett, 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.

Bedroom 2

10'4" x 9'8" (3.16m x 2.96m)
Double glazed window to rear, good sized double room with carpet and built in storage

Bedroom 3

8'1" x 5'10" (2.47m x 1.80m)
Double glazed window to front, generous single room with carpet.

Garage

15'3" x 9'7" (4.66m x 2.93m)
Large garage on side elevation, which runs the length of the house. With electric supply and up and over door.

Tenure - Freehold

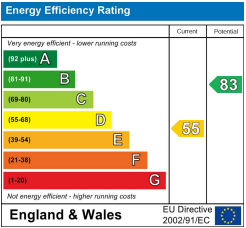
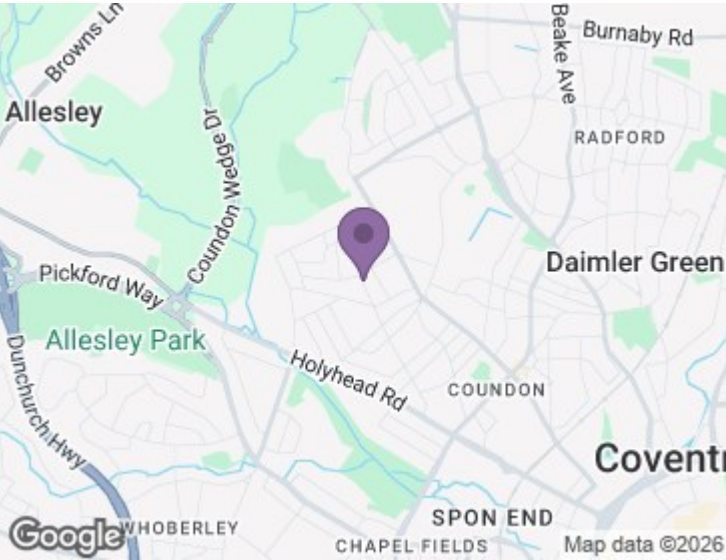
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

- 1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
- 2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
- 3. These particulars do not constitute part or all of an offer or contract.
- 4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
- 5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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