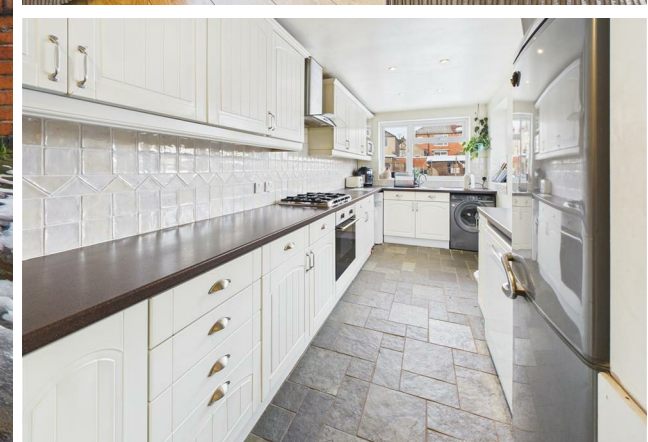


360°
VIRTUAL TOUR
ONLINE
VIEWING



Cedars Avenue, , Coventry CV6 1DN
£240,000

archerbassett
LETTINGS AND SALES

A spacious three bedroom mid terraced home which is well placed for local amenities, public transport and is just a short walk to Coundon Wedge and comes with double glazing & central heating throughout. From the entrance hall is the spacious reception room with a large bay window and feature fire place, a second reception room with patio doors leading to the garden and a well proportioned kitchen with integrated oven & hob. To the first floor are two double bedrooms, a good size single bedroom and a modern family bathroom to include bath with shower over. Externally there is a low maintenance garden to the front and the enclosed rear garden has two patio areas and a lawn. This lovely family home is well worth viewing and offers great potential.

Lounge

11'10" x 11'3" (3.61m x 3.44m)

Double glazed bay window to front, spacious lounge with feature fireplace and laminate flooring.

Reception Room

10'11" x 10'8" (3.34m x 3.27m)

Double glazed patio doors to rear, generously sized reception room with laminate flooring

Kitchen

7'5" x 21'2" (2.27m x 6.46m)

Double glazed dual aspect windows and UPVC door leading to garden, modern fitted kitchen with a range of wall and base units.

Bedroom 1

11'4" x 11'4" (3.46m x 3.47m)

Double glazed window to front, large double room with carpet.

Bedroom 2

11'0" x 10'9" (3.36m x 3.28m)

Double glazed window to rear, 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 3

6'0" x 8'5" (1.84m x 2.57m)

Double glazed window to front, good sized single room with laminate flooring.

Bathroom

6'0" x 5'4" (1.85m x 1.64m)

Double glazed window to rear with privacy glass, fully tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

Tenure - Freehold

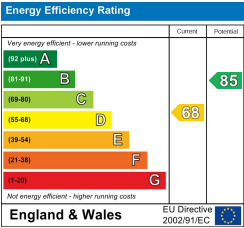
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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.



67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk