



Proffitt Avenue, Courthouse Green, Coventry CV6 7ER  
£259,995

**archerbassett**  
LETTINGS AND SALES

**\*NO CHAIN\*** Set on an exceptionally large plot and offering excellent scope to refurbish & extend to both the side and the rear (subject to the necessary permissions) this three bedroom family home is located in the popular area of Courthouse Green and offers pleasant views over local greenspace and features double glazing and central heating. In brief the property comprises of two spacious reception rooms, a fitted kitchen with a range of wall and base units and to the first floor there is two large double rooms, a further well-proportioned smaller double/twin bedroom all of which have built in storage and the family bathroom has a white suite to include bath with shower over, W/C and hand wash basin. To the exterior there are large front and rear lawned gardens with the rear further benefitting from an outbuilding for storage and a W/C.

### Living Room

**14'11" x 11'9" (4.57m x 3.60m)**

Double glazed box window to front, large living room.

### Dining Room

**10'7" x 9'8" (3.25m x 2.97m)**

Double glazed window to rear, good sized dining room with carpet.

### Kitchen

**9'10" x 7'10" (3.01m x 2.40m)**

Double glazed windows to rear with views of garden, fitted kitchen with range of wall and base units.

### Bedroom 1

**13'9" x 10'11" (4.21m x 3.34m)**

Double glazed window to front, large double room with built in storage

### Bedroom 2

**10'3" x 12'0" (3.14m x 3.68m)**

Double glazed window to rear with views of greenway, large double room with built in storage

### 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 nor does it constitute property particulars.

### Bedroom 3

**10'2" x 7'0" (3.10m x 2.15m)**

Double glazed window to front, double room with built in storage

### Bathroom

**5'10" x 5'10" (1.79m x 1.80m)**

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.

### Viewings

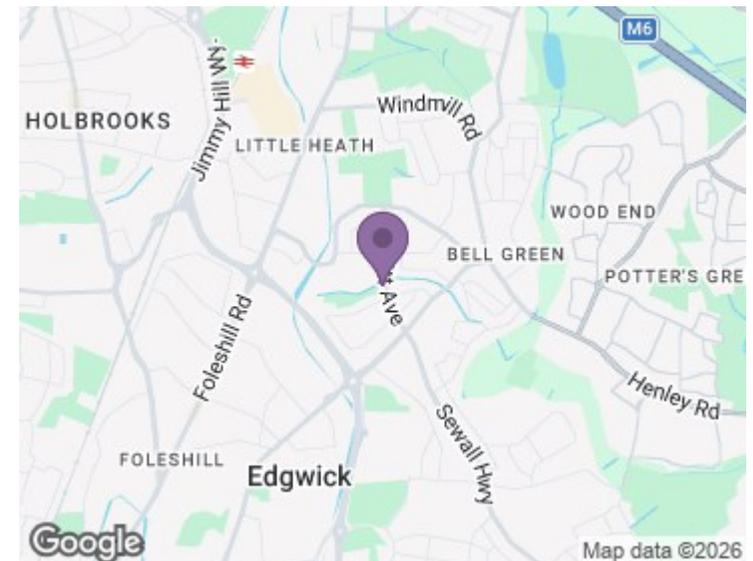
Viewings are strictly by appointment only via Archer Bassett.

### 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.

### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	77
EU Directive 2002/91/EC			

67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk