Collingwood Road, Earlsdon, Coventry CV5 6HW

Offers In The Region Of £159,950

archerbassett
LETTINGS AND SALES

CHAIN FREE - NEW KICHEN A well-presented two double bedroom home with double glazing and central heating close to City Centre, Earlsdon High Street and Hearsall Common green space. There are two spacious reception rooms, modern fitted kitchen with new worktops and new wall and base units, separate utility area and a fully tiled bathroom with white suite to include hand wash basin, bath with shower over and separate W/C & hand wash. Externally there is a small fore-garden and to the rear there is a fully enclosed low maintenance garden.

Lounge
11'2" x 11'1" (3.40m x 3.39m)
Double glazed window to front, spacious reception room with carpet.

Dining Room
11'2" x 11'1" (3.40m x 3.39m)
Double glazed window to side and rear, spacious reception room with carpet and two build in under stair storage cupboards.

Kitchen
8'10" x 6'7" (2.70m x 2.00m)
Double glazed window to rear, fitted kitchen with new worktops

Utility
Double glazed window to rear and UPVC door to garden.

WC
5'11" x 2'4" (1.80m x 0.72m)
Double glazed window to side, W/C with hand wash basin.

Bathroom
6'3" x 4'0" (1.91m x 1.21m)
Double glazed window to rear, bathroom with white suite to include hand wash basin and bath with shower over.

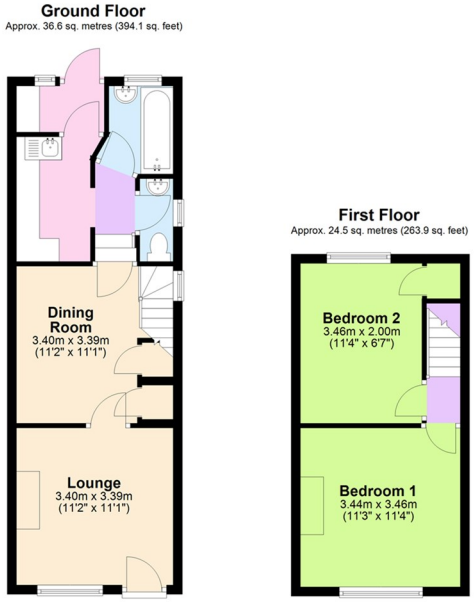
Bedroom 1
11'3" x 11'4" (3.44m x 3.46m)
Double glazed window to front, spacious double room with carpet.

Bedroom 2
11'4" x 6'7" (3.46m x 2.00m)
Double glazed window to rear, spacious double room with carpet and built in over stair storage cupboard.

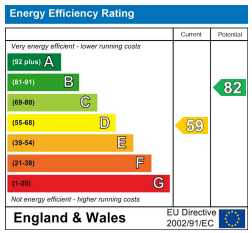
Viewings
Viewings are strictly by appointment only via Archer Bassett.

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.



Total area: approx. 61.1 sq. metres (658.0 sq. feet)



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