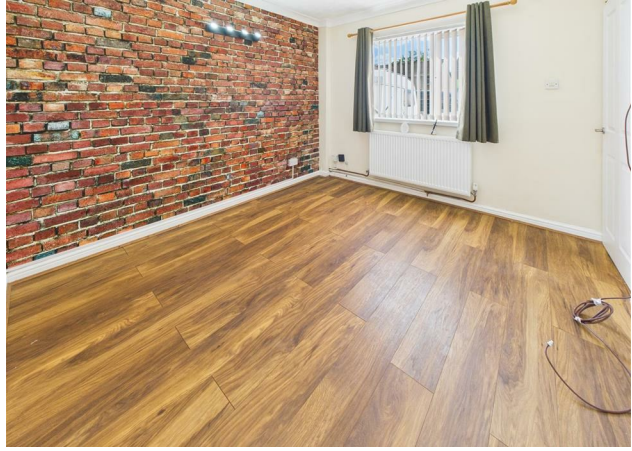


Ellacombe Road, Henley Green, Coventry CV2 1BQ

£195,000

archerbassett

LETTINGS AND SALES

CHAIN FREE A modern and extended three bedroom home set in a popular location within walking distance of Wyken Croft Nature Park and local amenities. Briefly comprising of two spacious reception rooms, modern fitted kitchen with a range of wall and base units, fridge/freezer, integrated hob and newly fitted oven and an additional utility room. To the first floor there are three double bedrooms and part tiled bathroom with a white suite to include bath with shower over, W/C and hand wash basin. Other benefits include double glazing and central heating throughout, a large drive for three vehicles and large rear part paved, part lawned garden.

Lounge
10'10" x 10'3" (3.29m x 3.12m)
Double glazed window to front, good size lounge with laminate flooring

Dining Room
9'11" x 13'9" (3.03m x 4.20m)
Double glazed French doors leading to patio. Generously sized second reception room with laminate flooring.

Kitchen
11'4" x 7'7" (3.45m x 2.32m)
Double glazed window to side, modern kitchen with a range of wall and base units and integrated electric hob and oven.

Utility Room
8'0" x 5'1" (2.45m x 1.55m)
Additional utility room with access from the kitchen.

Bedroom 1
12'11" x 9'9" (3.93m x 2.96m)
Double glazed window to side. Double room with carpet.

Bedroom 2
12'2" x 10'7" (3.71m x 3.23m)
Double glazed window to rear with views of garden. Double room with carpet.

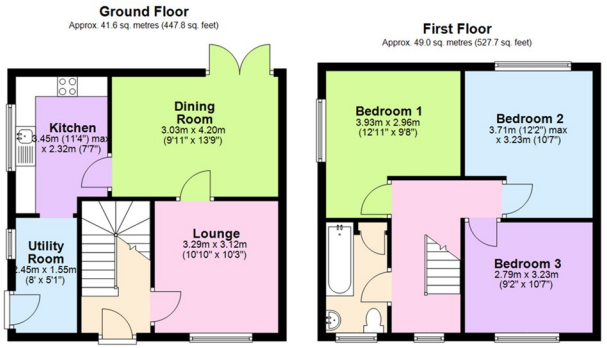
Bathroom
6'6" x 5'9" (1.99m x 1.74m)
Double glazed window to front, part tiled family bathroom with white suite to include a bath with shower over, W/C and hand wash basin.

Bedroom 3
9'2" x 10'7" (2.79m x 3.23m)
Double glazed window to front, double room with carpet.

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.

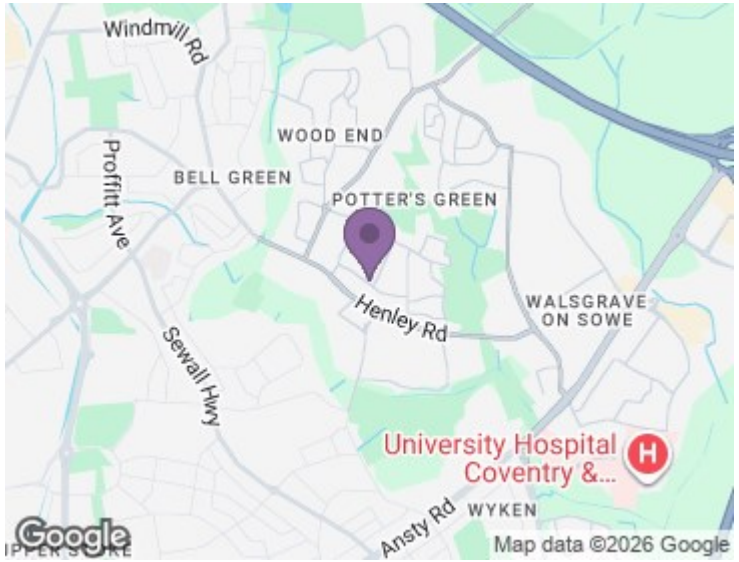
Viewings
Viewings are strictly by appointment only via Archer Bassett.

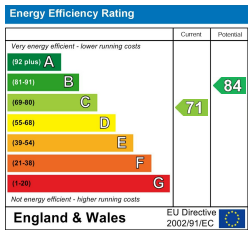
Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
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.



Total area: approx. 90.6 sq. metres (975.5 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.





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