





Property Description

A well-presented mid-terrace property located in the popular area of Longford, ideal for first-time buyers or investors.

The ground floor comprises a welcoming lounge and a modern re-fitted kitchen, offering a practical, stylish space for everyday living and a fitted shower room. To the first floor are two bedrooms providing comfortable accommodation throughout.

Externally, the property benefits from a rear garden, perfect for relaxing or outdoor entertaining.

Conveniently situated close to local amenities, transport links and schools, this property represents an excellent opportunity.

Approach

Front door.

Lounge

Double glazed window to the front elevation and radiator.

Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and peel-and-stick tiles. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door to the side elevation.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation and radiator.

Outside

Rear Garden

Paved and stoned with garden shed.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





Ground Floor

First Floor

Total floor area 57.2 m² (616 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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38 New Union Street
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EPC Rating: E Council Tax
 Band: A

view this property online connells.co.uk/Property/COV323830

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: COV323830 - 0004