



Emerson Road, Wyken, Coventry CV2 5HW
£179,950

archerbassett
LETTINGS AND SALES

****CHAIN FREE**** A well-presented two double bedroom end of terrace home with double glazing and central heating throughout. Set within walking distance to local amenities and a short commute to UHCW. Briefly comprising of a spacious front reception room leading through to the fitted kitchen/diner, which has an integrated electric oven & hob and to the first floor the tiled bathroom has a white suite incorporating bath with shower over, W/C & hand wash. Externally there is a small fore garden and an enclosed lawned garden to the rear with decking and graveled areas.

Lounge
12'11" x 10'2" (3.94m x 3.10m)

Double glazed bay window to front, spacious lounge with carpet.

Kitchen
9'8" x 14'6" (2.95m x 4.42m)

Double glazed window to rear and UPVC door to garden. Fitted with with a range of wall and base units with integrated electric hob & oven, also with built in under stair storage.

Utility Area
4'5" x 4'7" (1.37m x 1.41m)

Additional area of kitchen space with breakfast bar with views of garden.

Bedroom 1
11'6" x 11'4" (3.51m x 3.47m)

Double glazed bay window to front, large bedroom with carpet.

Bedroom 2
9'7" x 9'0" (2.94m x 2.75m)

Double glazed window to rear, double bedroom with carpet.

Bathroom
6'8" x 5'1" (2.04m x 1.56m)

Double glazed window to rear with privacy glass, part tiled

bathroom with white suite to include bath with shower over, W/C and hand wash basin.

Viewings

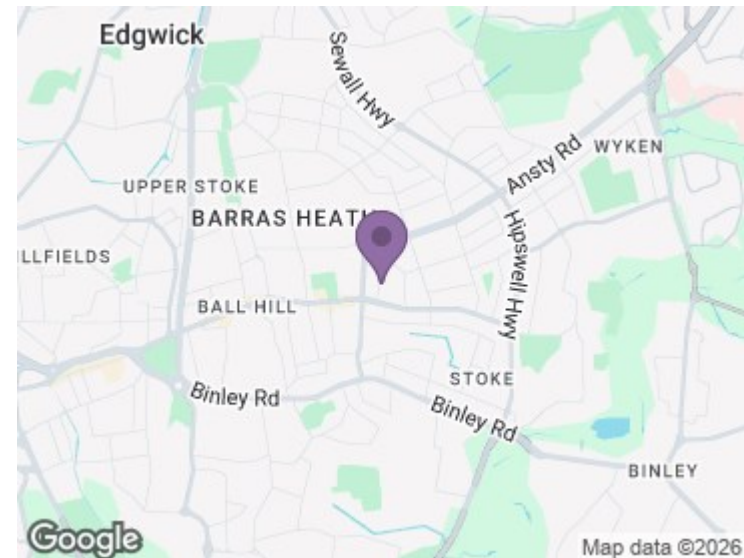
Viewings are strictly by appointment only via Archer Bassett.

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.

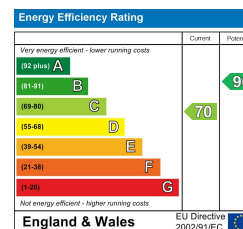
Agent Notes

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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.
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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.
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