



72 Chelveston Road, Coundon, Coventry, CV6 1PG
£230,000

cartwright
hands

72 Chelveston Road

Coventry

- Lounge/diner
- Fitted Kitchen
- Conservatory
- Shower Room
- Driveway & Garage
- Tenure freehold
- EPC D (67)
- Council Tax Band B Coventry City Council

Situated in a sought after location in Coundon, this three bedroom family home is offered with no onward chain and features: entrance porch, entrance hall, lounge/diner, fitted kitchen, conservatory, three bedrooms and shower room. Externally there is a well maintained garden and a garage to the rear of the property.



Accommodation comprises

On the Ground Floor

Entrance Porch

Double glazed door to front, door to hallway.

Entrance hall

Door to lounge/diner, kitchen and stairs to first floor.

Lounge

Double glazed bay window to front, fireplace, radiator, archway to dining area.

Dining Room

Gas fire, sliding doors to conservatory.

Conservatory

Double glazed windows and door to rear garden.

Fitted Kitchen

Double glazed windows to side and rear, range of wall and base unit cupboards and drawers, single bowl sink and drainer, plumbing for washing machine, gas cooker point with cooker hood, space for fridge/freezer, door to conservatory.

Store

Outside storage room useful for storing garden tools.



On the first floor

Landing : Doors to bedrooms and shower room.

Bedroom 1

Double glazed bay window to front, radiator.

Bedroom 2

Double glazed window to rear, cupboard housing wall mounted gas central heating boiler.

Bedroom 3

Double glazed window to front, radiator.

Shower Room

Opaque double glazed window to rear, shower cubicle with mains shower, low level WC, wash hand basin.

Garden

Patio area leading to lawn and flower beds, enclosed by timber fence boundary, store room and garage.

Garage

Up and over door to front and door to side.

Driveway

There is a driveway providing off road parking for 1 car to the front.

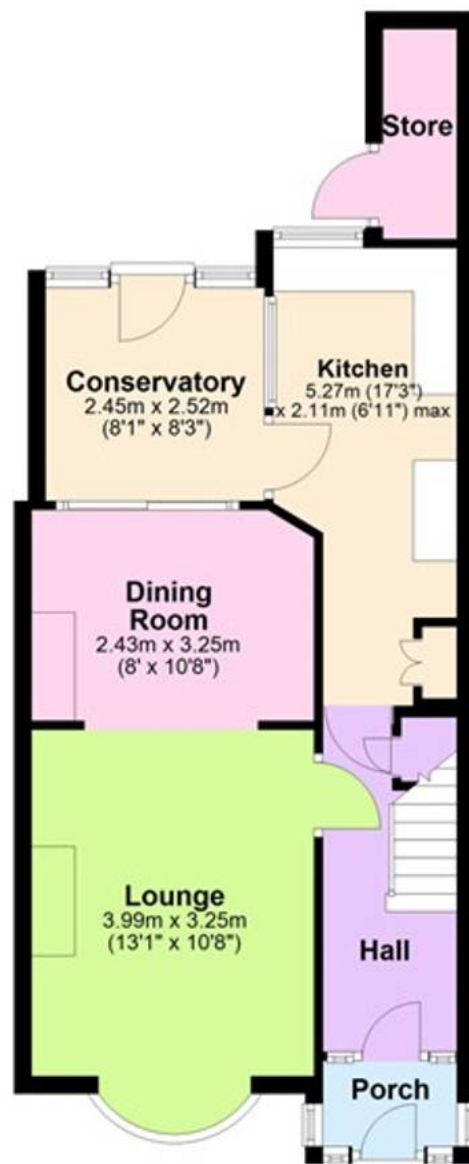
Services

We believe all mains services are connected to the property (not tested).



Ground Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 80.9 sq. metres (870.5 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are given notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be upon as stated representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

cartwright
hands

Telephone: 02476 256 616
Email: sales@cartwrighthands.co.uk
105-107 New Union St, Coventry, CV1 2NT

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.