

Lord Street, , Coventry CV5 8DA  
£180,000

**archerbassett**  
LETTINGS AND SALES

**\*\*EXCELLENT INVESTMENT - REQUIRES REFURBISHMENT\*\***

A substantial three double bedroom terrace home in an excellent location which is close to shops and local amenities. Briefly comprising of a through lounge/diner, a fitted galley kitchen with a range of wall and base units and an additional utility room to rear. To the first floor are two double bedrooms, part tiled bathroom to include a bath with mixer shower, W/C and hand wash basin and an additional separate W/C. To the second floor is another generous double. Externally there is are low maintenance gardens to front and rear.

**Living Room**

**10'11" x 13'1" (3.34m x 4.01m)**

Double glazed window to front, spacious living room

**Dining Room**

**10'10" x 16'7" (3.30m x 5.06m)**

Double glazed window to rear

**Kitchen**

**13'1" x 6'8" (4.00m x 2.02m)**

Double glazed window to side, fitted kitchen with a range of wall and base units.

**Utility**

**7'3" x 7'7" (2.20m x 2.30m)**

Double glazed window to rear and UPVC door to garden.

**Bedroom 1**

**10'10" x 17'9" (3.30m x 5.42m)**

Two double glazed windows to front, large double room.

**Bedroom 2**

**10'1" x 11'2" (3.07m x 3.41m)**

Double glazed window to rear.

**WC**

**5'1" x 3'8" (1.55m x 1.11m)**

Separate W/C with hand wash basin.

**DISCLAIMER**

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**Bathroom**

**7'6" x 7'10" (2.30m x 2.40m )**

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

**Bedroom 3**

**11'10" x 13'7" (3.60m x 4.15m)**

Double glazed window to rear, top floor bedroom.

**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**

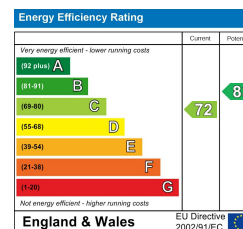
Viewings are strictly by appointment only via Archer Bassett.

**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. 114.1 sq. metres (1227.8 sq. feet)  
This plan is for illustrative and guidance purposes only and should be used to assist in any prospective purchase. Whilst every effort 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 PlanSpace.



67 Hertford Street, Coventry CV1 1LB

**024 7623 7500**

sales@archerbassett.co.uk

archerbassett.co.uk