



Forfield Road, Coundon, Coventry

3 Bedroom House - Terraced

£220,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



****CHAIN FREE**** A well presented three bedroom double bayed terraced family home within the popular area of Coundon that comes with double glazing and gas central heating. There is a spacious through lounge/dining room with laminate flooring and feature fire, a good size kitchen with range cooker with a UPVC door leading to the rear garden which has a patio, lawn and garage. To the first floor are two double bedrooms, one with fitted mirrored wardrobes, a good sized single bedroom and a part tiled family bathroom with white suite and shower over the bath.

Lounge

3.24m x 3.62m (10'7" x 11'10")

Double glazed bay window to front, spacious lounge with laminate flooring and feature fireplace. Through lounge/diner.

Diner

3.10m x 3.72 (10'2" x 12'2")

Double glazed window to rear with views of garden, through lounge/diner with laminate flooring.

Kitchen

1.78m x 5.19m (5'10" x 17'0")

L shape kitchen with dual aspect double glazed windows and UPVC door to garden, fitted kitchen with a range of wall and base unit, breakfast bar and range cooker.

Bedroom 1

2.47m x 4.50m (8'1" x 14'9")

Double glazed bay window to front, large double room with laminate flooring and built in wardrobes with full mirrored sliding doors.

Bedroom 2

3.06m x 3.76 (10'0" x 12'4")

Double glazed window to rear, double room with carpet and built in cupboard housing boiler.

Bedroom 3

1.88m x 2.53m (6'2" x 8'3")

Double glazed window to front, good sized single room with laminate flooring.

Bathroom

1.86m x 2.07m (6'1" x 6'9")

Double glazed window to rear with privacy glass, part tiled bathroom with white suite to include bath with shower over, W/C, hand wash basin and additional built in storage cupboard.

Garage

3.59m x 6.71 (11'9" x 22'0")

Large brick built garage with electric supply, rear car entry and up and over door.

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

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.

Important Notice

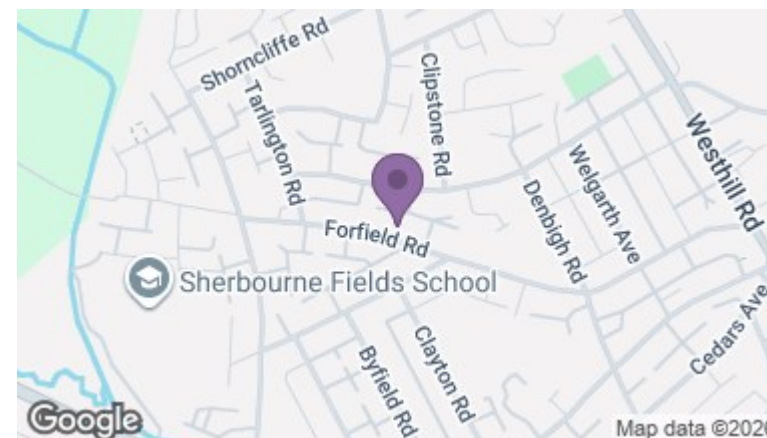
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All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	63	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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