



Moon Crescent, Spirit Quarters, Coventry CV2 1HE  
£199,950

archerbassett  
LETTINGS AND SALES

**\*\*EXCELLENT FIRST TIME PURCHASE OR INVESTMENT\*\*** A well presented two double bedroom semi-detached home benefiting from double glazing and gas central heating throughout. The property is well situated within the Spirit Quarters development and is close to local amenities and transport links. Comprising of a spacious lounge with French doors leading to a lawned garden with patio and side access. A fully fitted kitchen/diner with a range of wall and base units, integrated gas hob, electric oven and extractor unit. To the first floor are two double bedrooms, one with built in over-stair storage and the modern part tiled family bathroom features a w/c, hand wash basin and bath with shower over. Other benefits include a downstairs W/C, small fore garden and a driveway to the side for two cars.

**Kitchen**  
**11'7" x 7'5" (3.52m x 2.26m)**

Double glazed window to front, spacious kitchen with a range of wall and base units to include an integrated electric oven and gas hob.

**Downstairs WC**  
**4'8" x 2'9" (1.41m x 0.83m)**

Part tiled ground floor W/C with hand wash basin

**Lounge/Diner**  
**6'7" x 14'5" (2.00m x 4.40m)**

Double glazed French doors leading to garden, generously sized lounge with under stairs storage cupboard.

**Bedroom 1**  
**8'10" x 14'6" (2.69m x 4.42m)**

Double glazed window to rear with views of garden. Double room with carpet.

**Bedroom 2**  
**7'7" x 14'6" (2.31m x 4.42m)**

Double glazed window to front, double room with carpet.

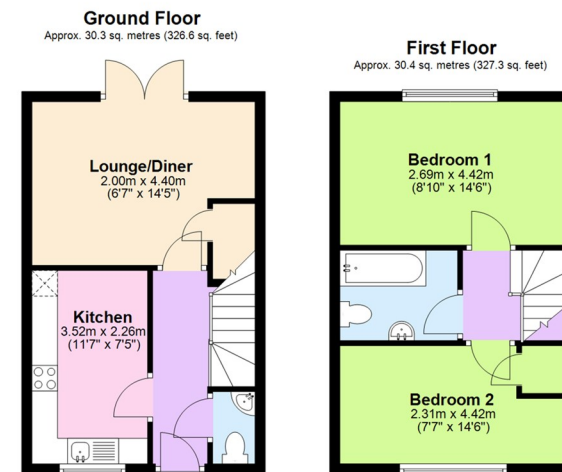
**Bathroom**  
**7'6" x 5'2" (2.3m x 1.6m)**

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

**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.

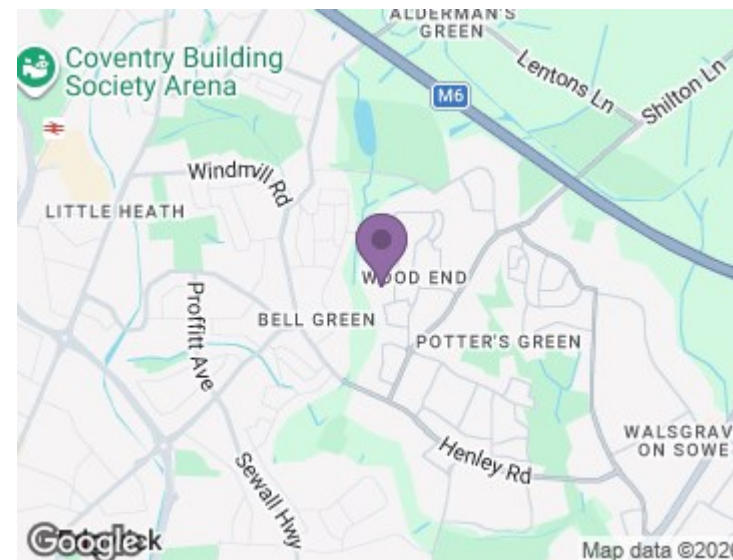
**Viewings**  
 Viewings are strictly by appointment only via Archer Bassett.

- 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.



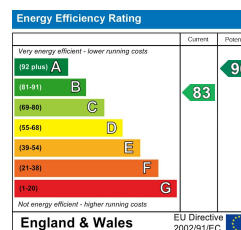
Total area: approx. 60.7 sq. metres (653.9 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt 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 PlanUp.



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67 Hertford Street, Coventry CV1 1LB  
**024 7623 7500**  
 sales@archerbassett.co.uk  
 archerbassett.co.uk