Ransom Road, , Coventry CV6 5LE

Offers In The Region Of £209,950

archerbassett

LETTINGS AND SALES

NO ONWARD CHAIN A spacious three double bed extended family home in the popular Foleshill area of Coventry, with double glazing, gas central heating and with good transport links to the A444 and Ricoh Arena. Briefly comprising of two generously sized reception rooms, an extended kitchen and ground floor wet room with shower, W/C and hand wash basin. To the first floor and two double bedrooms, both with fitted wardrobes and a third small double room, the tiled family bathroom features a white suite to include bath with shower over, W/C and hand wash basin. Externally is a paved driveway to front and a large rear garden laid to lawn with patio area.

Reception Room 1
11'8" x11'7" (3.58m x3.54m)
Double glazed bay window to front, spacious reception room with laminate flooring and feature fireplace.

Reception Room 2
12'3" x 17'11" (3.74m x 5.47m)
Large reception room with access to wet room and with laminate flooring and feature fireplace.

Shower Room
3'11" x 5'4" (1.21m x 1.65m)
Ground floor wet room with shower, W/C and hand wash basin.

Kitchen
7'11" x 16'2" (2.42m x 4.95m)
Double glazed windows to rear, generously sized kitchen with a range of modern wall and base units

Bedroom 1
11'10" x 7'8" (3.61m x 2.36)
Double glazed windows to front, large double room with fitted wardrobes with laminate flooring

Bedroom 2
12'4" x 10'0" (3.76m x 3.05m)
Double glazed window to rear, good sized double room with laminate flooring and fitted wardrobes.

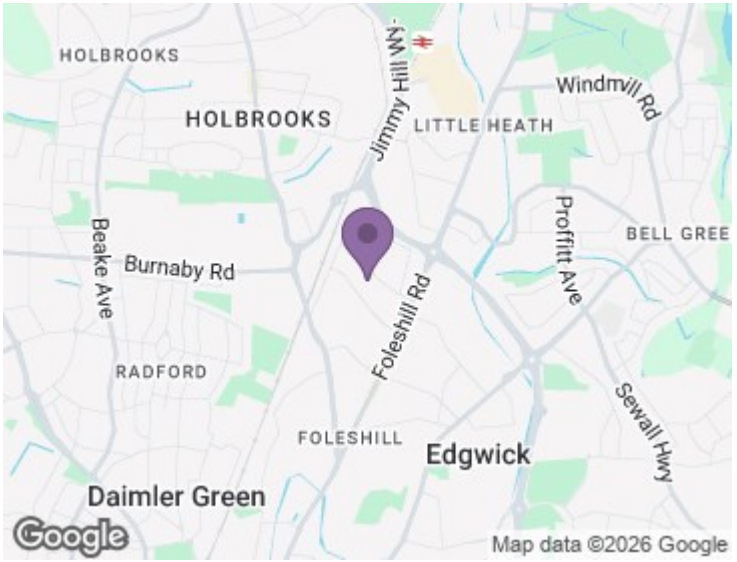
Bedroom 3
8'8" x 7'9" (2.66m x 2.37m)
Double glazed window to front, small double with laminate flooring.

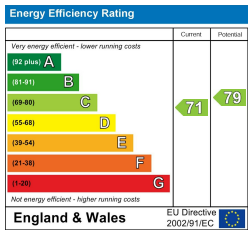
Bathroom
6'0" x 6'1" (1.84m x 1.86m)
Double glazed window to rear with privacy glass, white suite to include bath with shower over, W/C and hand wash basin.

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
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.





DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.