

**360°**  
VIRTUAL TOUR  
ONLINE VIEWING



Harewood Road, , Coventry CV5 8BS  
£239,995

**archerbassett**  
LETTINGS AND SALES

**\*\*CHAIN FREE\*\*** A well presented three bedroom, double bayed, mid terrace home in the popular location of Whoberley within walking distance to local amenities and schools with excellent transport links to the A45. Briefly comprising of a spacious through lounge/diner with feature fireplace, a fitted kitchen with a range of wall and base units to include integrated electric hob, oven and grill and with further space for an additional dining area. To the first floor are two double bedrooms, a further single bedroom and a fully tiled modern bathroom with shower cubicle, W/C and hand wash basin. Externally there is a low maintenance front garden and a private rear garden which has lawn, patio, summer house, shed and additional rear access via secured gates to an area of hardstanding.

### Lounge/Diner

**25'9" x 10'7" (7.85m x 3.24m)**

Double glazed bay window to front and window to rear, spacious through lounge/diner with feature fireplace and carpet.

### Kitchen

**20'8" x 7'3" (6.30m x 2.23m)**

Double glazed dual aspect windows to rear and side, fitted kitchen with a range of wall and base units to include integrated electric hob, oven and grill

### Bedroom 1

**11'3" x 10'9" (3.45m x 3.28m)**

Double glazed bay window to front, large double room with carpet.

### Bedroom 2

**10'11" x 9'5" (3.34m x 2.88m)**

Double glazed window to rear, large double room with carpet

### Bedroom 3

**7'9" x 5'11" (2.37m x 1.81m)**

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

### Bathroom

**3494'1" x 5'11" (1065m x 1.81)**

Double glazed window to rear with privacy glass, fully tiled bathroom with shower cubicle, W/ and hand wash basin.

### Tenure - Freehold

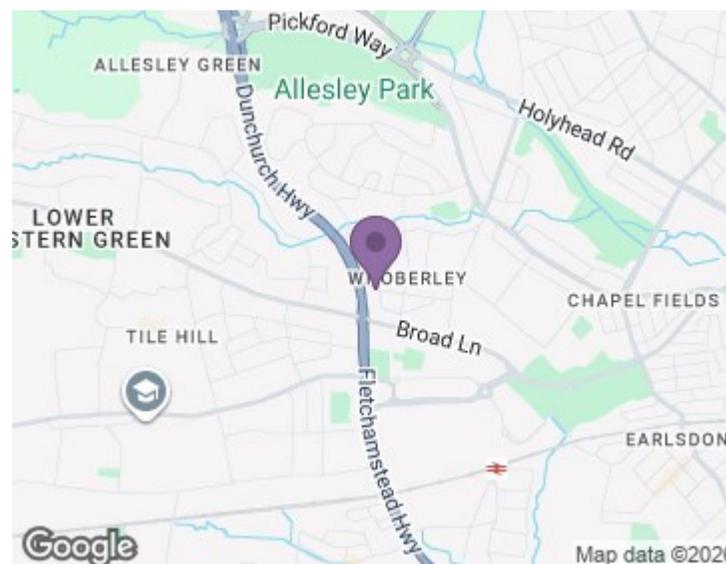
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### 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.



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

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