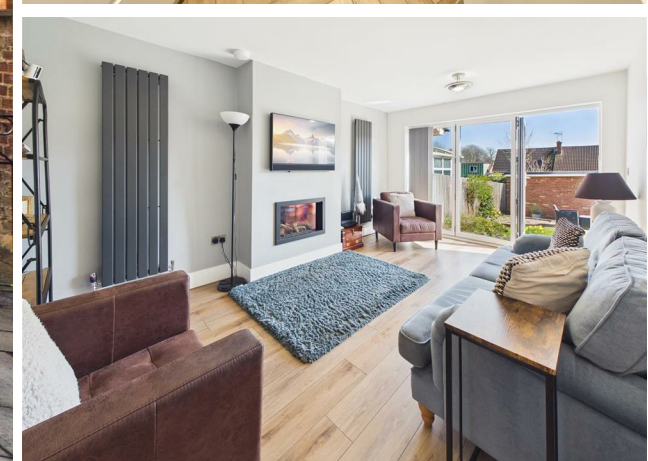


360°
VIRTUAL TOUR
ONLINE
VIEWING



Beche Way, Allesley Park, Coventry CV5 9NW
£269,950

archerbassett
LETTINGS AND SALES

****EXCEPTIONAL BUNGALOW - CHAIN FREE**** A superbly presented two bedroom bungalow in the popular area of Allesley park, set a short walk away from local amenities and with good transport links to the A45. Briefly comprising of a modern fitted kitchen with a range of wall and base units, integrated gas hob and electric oven, washing machine and fridge/freezer, a spacious lounge with feature fireplace and bi-fold doors leading to the well kept garden. Two double bedrooms, both with laminate flooring and a fully tiled wet room with W/C, hand wash basin, heated towel rail and thermostatic shower with fold down accessible seat. Externally the property benefits from a low maintenance front garden, rear garden with patio and lawn, a detached garage with an up & over door and electric supply and there is also an off road parking space.

Kitchen
8'0" x 7'9" (2.45m x 2.38m)

Double glazed window to side, modern fitted kitchen with a range of wall and base units and integrated gas hob and electric oven.

Living room
10'3" x 15'11" (3.13m x 4.87)

Double glazed bi-fold doors leading to garden, Spacious living room with feature gas fireplace and laminate flooring.

Bedroom 1
11'3" x 10'11" (3.44m x 3.33m)

Double glazed window to rear with views of garden, large double room with built in storage and laminate flooring.

Bedroom 2
10'3" x 9'3" (3.13m x 2.82m)

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

Bathroom
6'5" x 6'1" (1.96m x 1.86)

Double glazed window to side with privacy glass, a modern fully tiled wet room with W/C, hand wash basin and electric shower.

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.

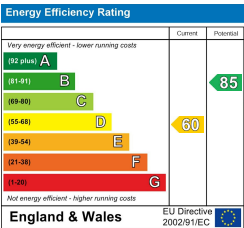
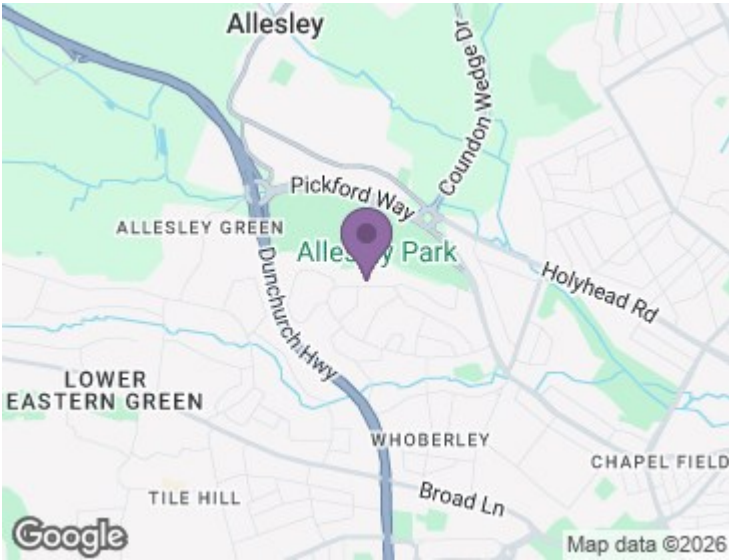
Garage
16'11" x 7'3" (5.18m x 2.21m)

Brick built garage to rear with up and over door and electric supply.

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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