Belgrave Road, Coventry

3 Bedroom House - Terraced

£189,950

FOR SALE

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LETTINGS AND SALES

NO CHAIN - EXCELLENT POTENTIAL A large three bed mid terrace property within walking distance to UHCW, in need of modernisation this property features double glazing and central heating throughout. Briefly comprising of a large lounge/diner with patio doors leading to a part paved/part lawned garden. The generously sized kitchen has a range of wall and base units, integrated electric hob, oven and breakfast bar. To the first floor are two double rooms both with fitted wardrobes, a good sized single bedroom and a family bathroom with corner bath with shower over. Externally the property benefits from a low maintenance front garden and a garage to the rear.

Porch
Double glazed dual aspect windows and door.

Lounge/Diner
7.43m x 4.00m (24'5" x 13'1")
Double glazed box window to front and patio doors to rear. Spacious lounge/diner with carpet and feature fireplace.

Kitchen
5.50m x 2.40m (18'1" x 7'10")
Double glazed dual aspect windows to side and rear with UPVC door to garden. Fitted kitchen with a range of wall and base units to include an integrated electric hob, oven and breakfast bar.

Bedroom 1
4.10m x 3.80m (13'5" x 12'6")
Double glazed box window to front, double bedroom with fitted wardrobes with sliding doors.

Bedroom 2
3.10m x 3.80m (10'2" x 12'6")
Double glazed window to rear, double bedroom with fitted wardrobes with sliding doors.

Bedroom 3
2.10m x 1.90m (6'11" x 6'3")
Double glazed window to front, single room.

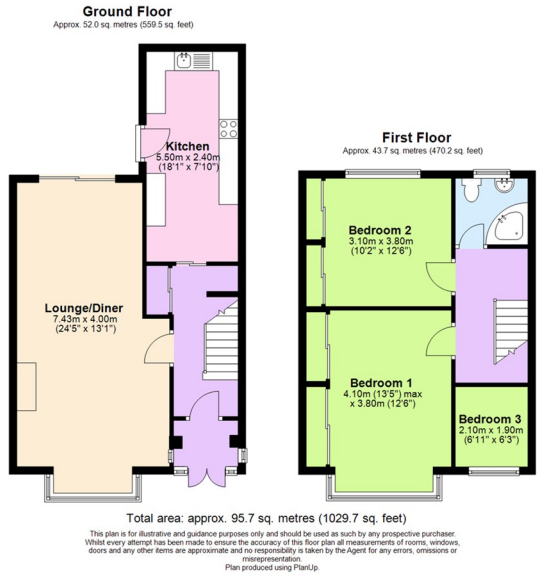
Bathroom
1.90m x 1.74m (6'2" x 5'8")
Double glazed window to rear with privacy glass, tiled bathroom with neutral suite to include corner bath with shower over, W/C and hand wash basin.

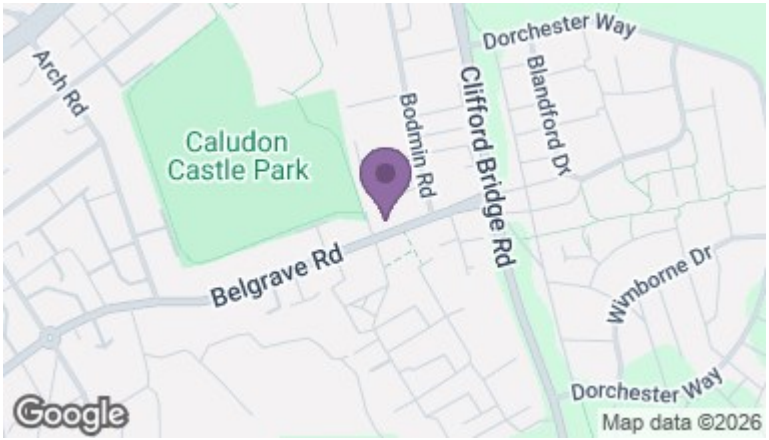
Garage
Large garage to rear with up and over door.

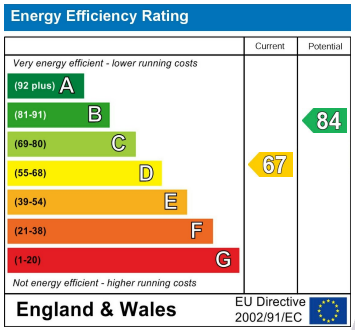
Viewings
Viewings are strictly by appointment only via Archer Bassett.

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.







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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

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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