



****109 YEARS REMAINING ON LEASE**** A well presented two bedroom, ground floor maisonette set in a quiet cul-de-sac location within easy reach of the motorway networks and University Hospital that benefits from double glazing and gas central heating throughout. Comprising of a spacious lounge with electric feature fireplace, a modern fitted kitchen and a fully tiled bathroom with white suite and bath with electric shower over. To the rear is a larger than average part paved/lawned garden. This property is perfect for a first time buyer, someone looking to downsize or an investor as it has been previously let with an income of £7140pa.

Approach

Small grassed area to front with path to porch, small outside storage cupboard housing meters

Porch

Carpeted, double glazed front door and window

Lounge

10'9" x 16'2" (3.28m x 4.94m)

Carpeted, large double glazed window to front, electric fire with feature surround, double radiator

Kitchen

8'6" x 8'2" (2.61m x 2.51m)

Laminate flooring, double glazed door and window to rear, range of fitted units with worktop over, stainless steel sink & drainer, radiator

Hall

Carpeted, small storage cupboard adjacent to bathroom, large storage cupboard under stairs to maisonette above

Bathroom

5'5" x 6'0" (1.67m x 1.85m)

Tiled flooring, fully tiled walls, white suite with low level WC, basin and bath with electric shower, double glazed window to rear, radiator

Bedroom 1

9'3" x 13'0" (2.82m x 3.97m)

Carpeted, double glazed window to front, radiator, built-in storage

Bedroom 2

9'7" x 9'2" (2.93m x 2.81m)

Carpeted, double glazed window to rear, radiator, built-in storage

Rear Garden

Paved patio area, large lawned area, shed, fenced to all sides with pedestrian gate to rear

Tenure

The agent has been informed that the property is offered leasehold 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.

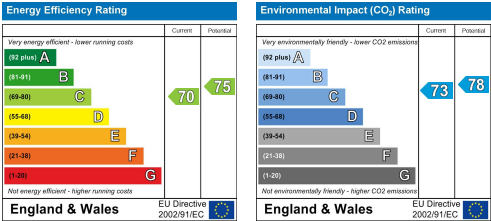


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



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5/6 Greyfriars Court, Greyfriars Road, Coventry CV1 3RY

024 7623 7500

sales@archerbassett.co.uk

lettings@archerbassett.co.uk

archerbassett.co.uk

[@archerbassett](https://www.instagram.com/archerbassett)