

Sephton Drive, Longford, Coventry CV6 6QY
£175,000

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LETTINGS AND SALES

**** IDEAL FOR FIRST TIME BUYERS**** A spacious three bedroom, semi-detached family home situated in a quiet cul-de-sac with in easy reach of motorway networks benefits from double glazing and gas central heating throughout, comprising of a spacious living room with laminated flooring, fitted kitchen/diner with integrated gas hob/oven and downstairs WC. To the first floor you have two double bedrooms, one having an en-suite shower room and a single bedroom, a family bathroom with a bath and hand shower. To the side of the house is ample parking and a garage which is currently partitioned with useful office space to the back and storage to front which can be easily converted back to its original purpose, other benefits are low maintenance garden to the front and part decking/lawn rear garden.

Entrance Porch

4'0" x 6'5" max (1.23 x 1.96 max)

Door leading to entrance hall with laminate flooring, 1x small double glazed window to the side, 1x door leading to the downs stairs bathroom, 1x door leading into the living room

Downstairs Toilet

2'6" x 6'5" max (0.78 x 1.96 max)

Laminated flooring, 1x small double glazed window to the front, white suite toilet and hand-wash basin, 1x radiator

Living Room

18'6" x 14'5" max (5.65 x 4.41 max)

Laminate flooring leads to stairs, 1x Double glazed window to the front, 1x door leading in to kitchen/diner 2x radiators

Kitchen/Diner

9'10" x 14'5" max (3.02 x 4.41 max)

Laminate flooring 1x doubled glazed window to the rear, double glazed french doors leading to garden, fitted kitchen with range of units with worktop over,integrated gas hob/oven, stainless steel sink & drainer, 1x radiator.

Bedroom One

8'3" x 15'9" max (2.52 x 4.81 max)

Carpeted, 1x double glazed window to the rear, 1x radiator

En suite

8'3" x 4'3" max (2.53 x 1.32 max)

Vinyl, Part tiled white suite, toilet, hand basin, shower cubicle, 1x Radiator

Bedroom Two

8'3" x 11'2" max (2.54 x 3.42 max)

Carpeted, 1x double glazed window to rear, 1x radiator

Bedroom Three

5'11" x 9'7" max (1.82 x 2.94 max)

Carpeted, 1x double glazed window to front, 1x radiator

Bathroom

6'1" x 6'5" max (1.87 x 1.97 max)

Vinyl flooring, slight peach suite to include W/C, hand wash and bath with hand shower.

Fore garden

Small low maintenance lawned garden with ample driveway to the side

Rear Garden

Access to the garden via kitchen using double french doors, part decking/lawn low maintenance garden

Garage

8'10" x 16'4" (2.70m x 5m)

Currently used as an office / storage area and can be easily converted back to its original use.

Tenure

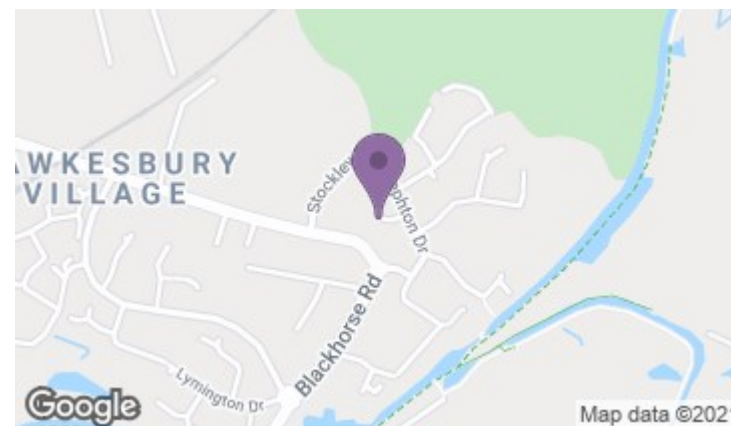
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

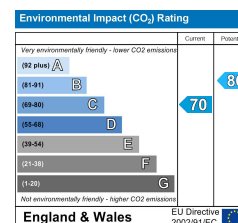
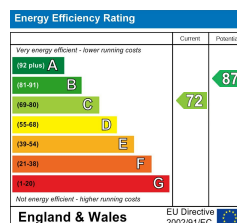


This plan is for illustrative and guidance purposes only and should be used as such for any prospective purchaser. Whilst every effort has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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