



Despard Road, Eastern Green, Coventry CV5 7DG  
Offers In The Region Of £179,950

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LETTINGS AND SALES

A spacious two bedroom mid-terraced home that would benefit from some cosmetic refurbishment located in popular Eastern Green to the west of the city within easy reach of the NEC, Birmingham Airport and the A45 which links directly to the motorway network. Offered with no upward chain this ideal starter home benefits from gas central heating and double glazing throughout and briefly comprises of a very large through lounge/dining area, fitted kitchen with integrated oven & hob leading to a well sized and private rear garden with gated pedestrian access via the side alley. Upstairs are two double bedrooms, a further third room ideal for a dressing room or storage and the family bathroom with large shower bath with a mixer shower over. To the front is driveway parking for a single car along with a small lawned area.

### Approach

Single drive with lawned area

### Porch

Double glazed door & windows

### Entrance Hall

Laminate flooring with carpet to stairs, wooden front door, radiator

### Through Lounge/Diner

10'10" x 29'6" (3.31m x 9.00m)

Laminate flooring, large spect double glazed windows to front with double glazed French doors to rear, gas fire, 3 x radiators

### Kitchen

8'11" max x 17'7" max (2.72m max x 5.38m max)

Vinyl flooring, double glazed window & door to rear, range of fitted units with worktop over, stainless steel sink & drainer, integrated oven & hob, large built-in pantry under stairs, radiator

### Landing

Carpeted, access to loft, built-in storage cupboards

### Bedroom 1

14'1" max x 9'9" max (4.30m max x 2.98m max)

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

### Bedroom 2

9'11" x 8'9" (3.03m x 2.67m)

Carpeted, double glazed window to rear, radiator

### Dressing/Store Room

3'4" x 12'5" (1.03m x 3.80m)

Carpeted, double glazed window to front

### Bathroom

6'11" x 5'4" (2.13m x 1.64m)

Vinyl flooring, double glazed window to rear, fitted white suite with low level WC, basin with built-in vanity unit, large P-shaped bath with mixer shower over, heated chrome towel rail

### Rear Garden

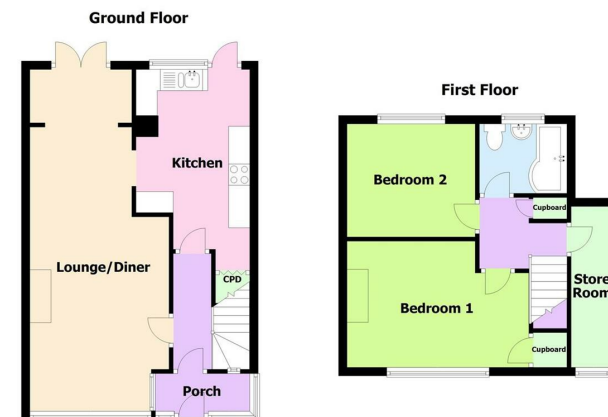
Small patio area adjacent to property, large lawned area fences to all sides, small shed

### 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.

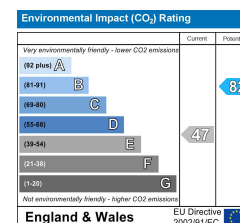
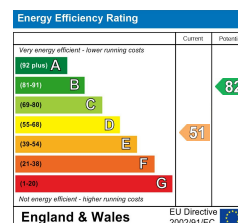


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and other items are approximate and no responsibility is taken by the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



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67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk

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