



Kensington Road, , Coventry CV5 6GJ
£179,950

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LETTINGS AND SALES

*****INVESTORS ONLY – TENANT IN-SITU***** Currently generating an income of £9540pa this recently refurbished three/four bedroom property is in a highly sought after area close to the heart of Earlsdon and benefits from double glazing and gas central heating throughout. The property briefly comprises on the ground floor of two generous reception rooms, newly fitted kitchen with oven, gas hob, washing machine and fridge/freezer and a fully tiled bathroom with white suite. To the first floor are three good sized bedrooms and a fully tiled shower room. To the rear is a low maintenance rear garden.

Approach

Paved path leading to the front door.

Entrance Hall

Carpeted, radiator.

Reception One

7'11" m x 12'9" max (2.43 m x 3.91 max)

Carpeted, double glazed bay window, radiator.

Reception Two

11'10" m x 14'5" m (3.63 m x 4.41 m)

Carpeted, double glazed window, feature fireplace, radiator.

Kitchen

6'11" m x 11'1" m (2.12 m x 3.38 m)

Tiled flooring, range of base and wall units, integrated gas oven/hob, stainless steel sink, double glazed window, door leading into the rear garden, radiator.

Bathroom One

6'11" m x 5'2" m (2.12 m x 1.60 m)

Tiled flooring, white suite W/C, hand basin and bath, double glazed window, heated towel rail.

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.

Bedroom One

11'11" m x 10'4" max (3.65 m x 3.15 max)

Carpeted, cupboard for storage, double glazed window, radiator.

Bedroom Two

9'1" m x 11'6" max (2.77 m x 3.52 max)

Carpeted, small storage cupboard, double glazed window, radiator.

Bedroom Three

7'3" m x 10'4" max (2.21 m x 3.15 max)

Carpeted, double glazed window, radiator.

Bathroom Two

3'11" m x 6'11" m (1.20 m x 2.11 m)

Tiled flooring, white suite w/c, hand basin and shower cubicle, radiator.

Rear Garden

Enclosed rear part paved/lawn garden.

Tenure - Freehold

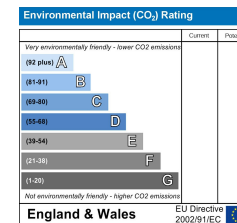
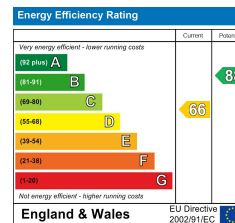
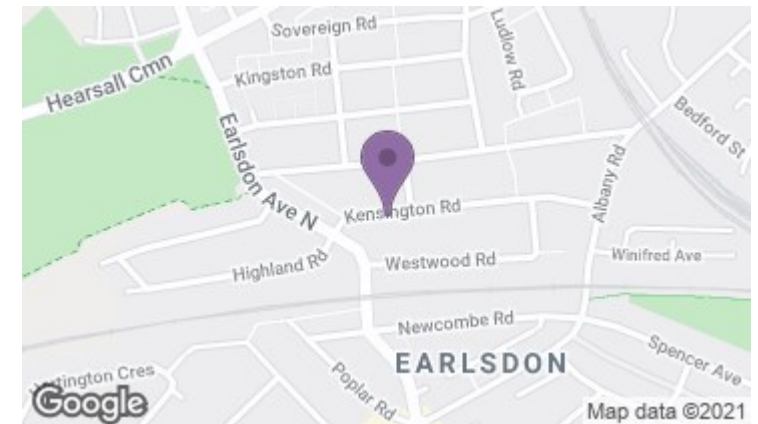
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



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 Planity.



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