



Monmouth Close, Mount Nod, Coventry CV5 7JA  
Offers Over £265,000

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LETTINGS AND SALES

\*\*\* NO CHAIN\*\*\* \*\*\* VACANT POSSESSION\*\*\* A three bedroom semi detached family home situated within the heart of Mount Nod, close to local amenities and transport/motorway links and within easy reach of Mount Nod Primary School and St John Vianney Catholic Primary School. The property comprises of double glazing and gas central heating throughout, a large living/diner through with a feature fireplace, a fitted kitchen with a range of wall and base units, integrated electric hob/oven, a hobby/playroom and conservatory. To the first floor are two double bedrooms, a single bedroom & a family bathroom with white suite W/C, hand basin, bath and a separate shower cubicle. Externally there is a low maintenance garden to the front and enclosed rear garden to the back. Other benefits are a garage and drive to fit one car.

### Approach

Paved path/drive leading to the front door.

### Porch

7'4" m x 5'1" m (2.24 m x 1.55 m )

Tiled flooring, door leading to the front door.

### Entrance Hall

4'4" m x 4'3" m (1.34 m x 1.31 m )

Laminated flooring, cupboard.

### Living Room

13'0" m x 28'2" max (3.97 m x 8.60 max )

Laminated flooring, double glazed French doors leading into conservatory, radiator.

### Kitchen

8'8" m x 12'3" m (2.65 m x 3.74 m )

Tiled flooring, range of wall and base units, integrated electric hob/oven, double glazed window.

### Hobby/playroom

7'8" m x 15'5" m (2.36 m x 4.70 m )

Laminated flooring, double glazed window, radiator.

### 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.

### Conservatory

11'6" m x 13'4" m (3.52 m x 4.08 m )

Laminated flooring, double glazed French doors leading into the rear garden.

### Bedroom One

10'10" m x 15'2" max (3.31 m x 4.63 max )

Carpeted, built in wardrobes, double glazed window, radiator.

### Bedroom Two

9'1" m x 11'8" m (2.79 m x 3.56 m )

Carpeted, double glazed window, radiator.

### Bedroom Three

6'5" m x 10'7" max (1.96 m x 3.24 max )

Carpeted, double glazed window, radiator.

### Family bathroom

8'4" m x 8'0" m (2.56 m x 2.46 m )

Tiled flooring, white suite W/C, hand basin & bath, separate shower cubicle with electric shower, 2x double glazed windows, heated towel rail.

### Rear Garden

Enclosed rear part paved/lawn garden.

### Tenure - Freehold

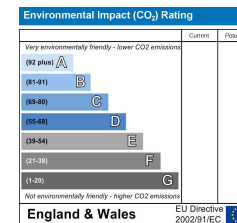
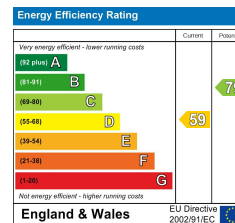
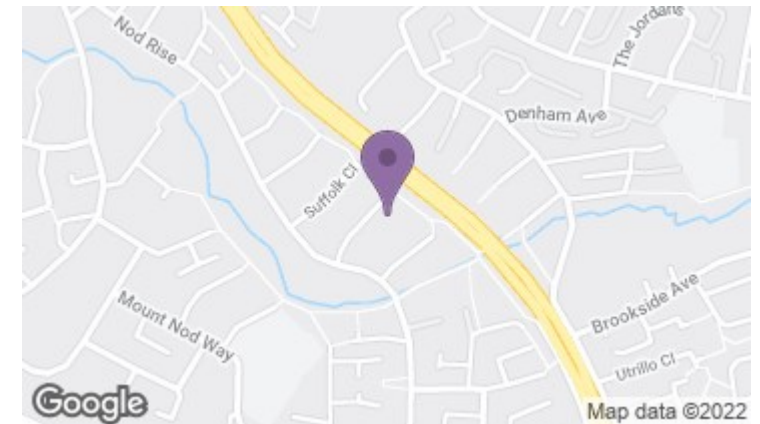
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

### 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 Planitrac.



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