



Limbrick Avenue, Tile Hill, Coventry CV4 9EX  
Offers Over £189,950

**archerbassett**  
LETTINGS AND SALES

This three bedroom single bayed mid terraced home is offered with no upward chain that would make an ideal investment or first time purchase. The ground floor comprises of a reception room with feature fire place leading through to the dining room and fitted kitchen beyond which has an integrated oven & gas hob, there is also a ground floor W/C and storage / utility cupboard. To the first floor there are two double bedrooms, a single bedroom & a part tiled family bathroom with white suite to include bath with shower over. There are well kept gardens to both the front and rear with the rear garden having a patio and lawn. ENERGY RATING PENDING

### Lounge

13'1" x 12'2" (4.00m x 3.71m)

Good size lounge with bay window & feature fire place.

### Dining Room

9'11" x 12'2" (3.03m x 3.71m)

Dining Room with a useful utility /storage area & ground floor W/C just off with archway leading through to the fitted kitchen

### Kitchen

7'3" x 12'9" (2.20m x 3.88m)

Fitted kitchen with integrated oven & gas hob with UPVC door to the rear garden.

### Bedroom 1

11'10" x 9'2" (3.60m x 2.80m)

Double bedroom with UPVC window & gch radiator.

### Bedroom 2

9'10" x 9'2" (3.00m x 2.80m)

Further double bedroom with UPVC double glazed window & gch radiator.

### Bedroom 3

9'2" x 5'11" (2.80m x 1.80m)

Single bedroom with UPVC double glazed window & gch radiator

### Bathroom

5'1" x 5'3" (1.56m x 1.60m)

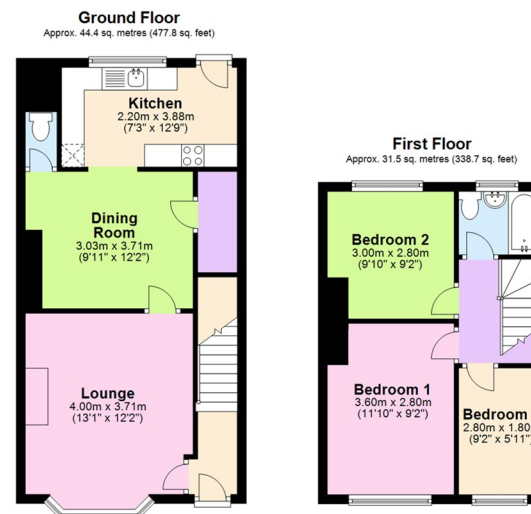
Part tiled family bathroom with white suite to include bath with shower over.

### Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.

### 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.



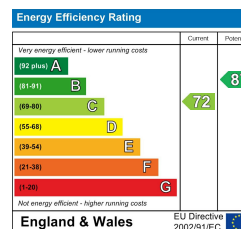
Total area: approx. 75.9 sq. metres (816.5 sq. feet)

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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