



Oakfield Road, Coundon, Coventry CV6 1ED
£240,000

archerbassett
LETTINGS AND SALES

****EXCELLENT FIRST TIME PURCHASE OR INVESTMENT****

This substantial three bedroom end of terrace home is set in a desirable location close to local amenities, school catchment areas including Christ The King, and comes with central heating and double glazing. There is a spacious through lounge/diner with feature fire place and a French door leading to the garden. The extended modern fitted kitchen has a breakfast bar, integrated oven and gas hob & skylight to ceiling. To the first floor there are two double bedrooms, a single bedroom & a fully tiled bathroom with white suite with bath and mixer shower. There are gardens to the front and rear with the enclosed rear garden having a patio, lawned area & large shed for storage. Additional benefits include a downstairs W/C. ENERGY RATING D

Lounge/Dining Room

23'3" x 13'11" (7.08m x 4.23m)

Double glazed bay window to front and patio door and windows to rear. Open plan lounge/diner with feature fireplace and carpet.

Kitchen

20'0" x 8'6" (6.10m x 2.59m)

Double glazed dual aspect windows, extended kitchen with a range of wall and base units, skylight and breakfast bar.

WC

2'7" x 3'8" (0.80m x 1.12m)

Separate W/C located to rear of kitchen.

Bedroom 1

13'0" x 12'7" (3.96m x 3.84m)

Double glazed bay window to front, spacious double room with laminate flooring.

Bedroom 2

10'6" x 13'0" (3.20m x 3.96m)

Double glazed window to rear, large double room with carpet.

DISCLAIMER

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Bedroom 3

7'5" x 7'1" (2.25m x 2.15m)

Double glazed window to front, single room with laminate

Bathroom

5'10" x 5'9" (1.79m x 1.75m)

Double glazed window to rear with privacy glass, fully tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

Tenure - Freehold

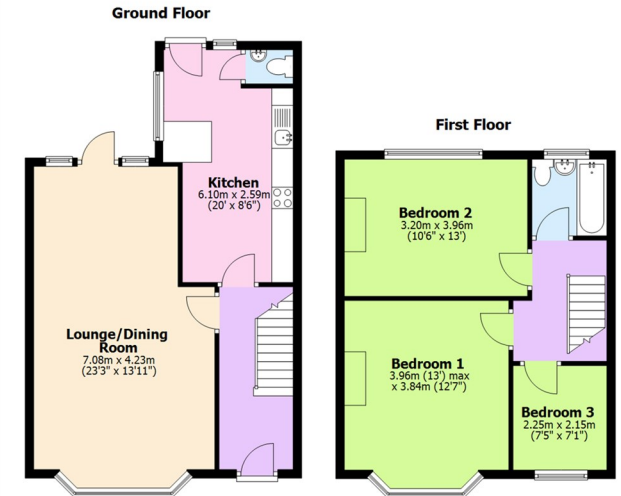
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

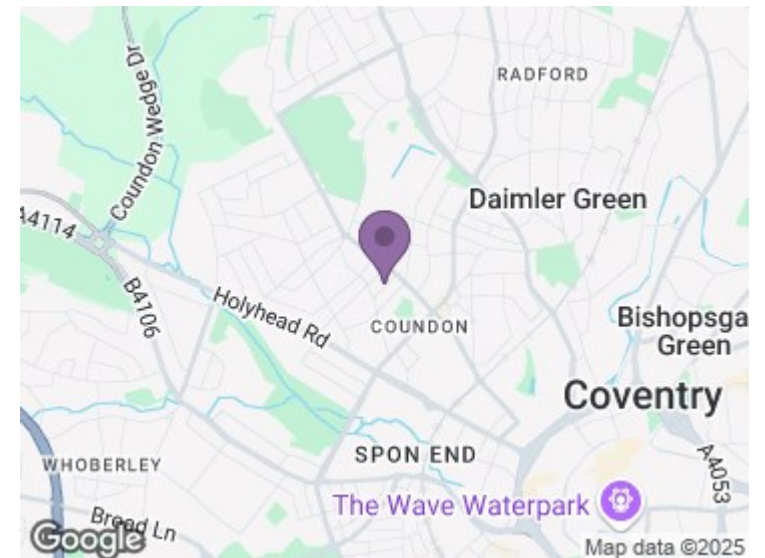
Viewings are strictly by appointment only via Archer Bassett.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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