



Ludlow Road, Earlsdon, Coventry CV5 6JA  
£150,000

archerbassett  
LETTINGS AND SALES

**\*\*EXCELLENT POTENTIAL - NO CHAIN\*\*** A two bedroom terraced home in need of refurbishment, located in the very sought after area of Earlsdon with central heating and double glazing throughout. Briefly comprising of two spacious reception rooms, galley style fitted kitchen with a range of wall and base units, part tiled bathroom with a white suite which includes a bath with electric shower over, W/C and hand wash basin. To the first floor, both double bedrooms are generously sized and the rear comes with built in storage. Other benefits include a low maintenance garden to the rear.

**Reception Room 1**

**10'10" x 11'2" (3.30m x 3.40m)**

Double glazed bay window to front, spacious reception room with feature fireplace.

**Reception Room 2**

**6'7" x 11'2" (2.00m x 3.40m)**

Double glazed window to rear, spacious reception room with feature fire, built in storage and under stair cupboard.

**Kitchen**

**8'11" x 6'5" (2.72m x 1.96m)**

Double glazed window to side, galley style fitted kitchen with range of wall and base units.

**Bathroom**

**5'8" x 6'5" (1.73m x 1.96m)**

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

**Bedroom 1**

**10'11" x 11'2" (3.34m x 3.40m)**

Double glazed window to front, large double room with built in storage cupboard.

**Bedroom 2**

**11'10" x 11'2" (3.60m x 3.40m)**

Double glazed window to rear, large double room with built in storage cupboard.

**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.

**Tenure - Freehold**

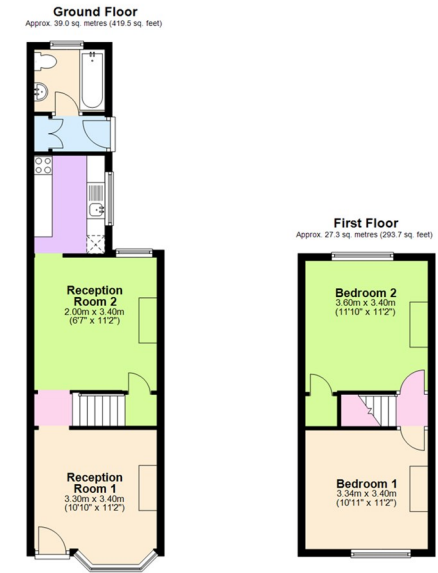
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**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.



Total area: approx. 66.3 sq. metres (713.3 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 PlanItUp.



Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
A (92 plus)	86
B (81-91)	
C (69-80)	67
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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