



Moon Crescent, Spirit Quarters, Coventry CV2 1HE
£199,950

archerbassett
LETTINGS AND SALES

****EXCELLENT FIRST TIME PURCHASE OR INVESTMENT**** A well presented two double bedroom semi-detached home benefiting from double glazing and gas central heating throughout. The property is well situated within the Spirit Quarters development and is close to local amenities and transport links. Comprising of a spacious lounge with French doors leading to a lawned garden with patio and side access. A fully fitted kitchen/diner with a range of wall and base units, integrated gas hob, electric oven and extractor unit. To the first floor are two double bedrooms, one with built in over-stair storage and the modern part tiled family bathroom features a w/c, hand wash basin and bath with shower over. Other benefits include a downstairs W/C, small fore garden and a driveway to the side for two cars.

Kitchen
11'7" x 7'5" (3.52m x 2.26m)

Double glazed window to front, spacious kitchen with a range of wall and base units to include an integrated electric oven and gas hob.

Downstairs WC
4'8" x 2'9" (1.41m x 0.83m)
Part tiled ground floor W/C with hand wash basin

Lounge/Diner
6'7" x 14'5" (2.00m x 4.40m)
Double glazed French doors leading to garden, generously sized lounge with under stairs storage cupboard.

Bedroom 1
8'10" x 14'6" (2.69m x 4.42m)
Double glazed window to rear with views of garden.
Double room with carpet.

Bedroom 2
7'7" x 14'6" (2.31m x 4.42m)
Double glazed window to front, double room with carpet.

DISCLAIMER

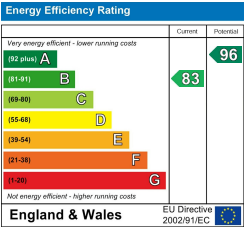
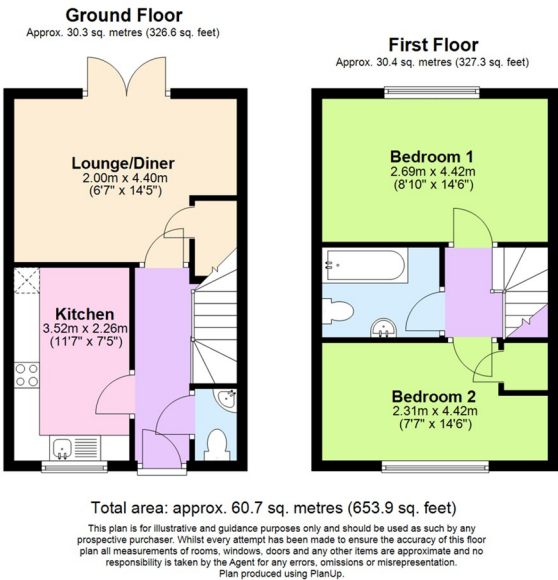
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Bathroom
7'6" x 5'2" (2.3m x 1.6m)
Double glazed window to side with privacy glass, part tiled modern bathroom with white suite to include bath with shower over, W/C and hand wash basin.

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.
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