



Stepping Stones Road, Coundon, Coventry CV5 8JU
£249,950

archerbassett
LETTINGS AND SALES

A well-presented & well maintained three bedroom family home which comes with double glazing and central heating throughout which is located in the desirable area of Coundon. The property is well placed for local amenities and is just a short walk to Lakeview Park greenspace. Briefly comprising of a spacious through lounge/diner which has a large bay window and French doors out to the patio. A newly fitted modern kitchen comes with a range of wall and base units and integrated gas hob and electric oven. To the first floor the principle bedroom has a large bay window and fitted wardrobes with mirrored doors, there is a secondary double bedroom to the rear and also a further single bedroom & a modern fully tiled family bathroom that features a white suite to include large shower cubicle, W/C and hand wash basin. Externally there is block paved driveway to the front and to the rear is a good size garden that features a patio area and lawn with a space for rear parking and garage.

Through Lounge/ Diner
11'7" x 26'4" (3.54m x 8.04m)

Double glazed bay window to front. Spacious through lounge/diner with feature electric fireplace and French doors to garden.

Kitchen
5'7" x 12'8" (1.72m x 3.87m)

Double glazed window to rear, newly fitted kitchen with integrated gas hob and oven.

Bedroom 1
8'0" x 15'6" (2.46m x 4.74m)

Double glazed bay window to front, large double bedroom with carpet and fitted mirrored wardrobes.

Bedroom 2
10'10" x 10'4" (3.31m x 3.16m)

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

DISCLAIMER

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Bedroom 3
5'9" x 9'0" (1.76m x 2.76m)

Double glazed window to front, good sized single room with carpet.

Bathroom
5'7" x 9'4" (1.72m x 2.87m)

Double glazed window to rear with privacy glass. Fully tiled modern bathroom with shower cubicle and electric shower, W/C and hand wash basin.

Garage
7'2" x 17'2" (2.2m x 5.25m)

Garage located to rear of garden. Can be accessed via a secure rear entry.

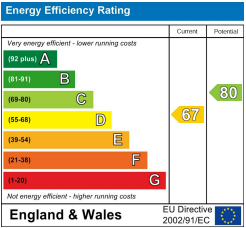
Viewings

Viewings are strictly by appointment only via Archer Bassett.

Tenure - Freehold

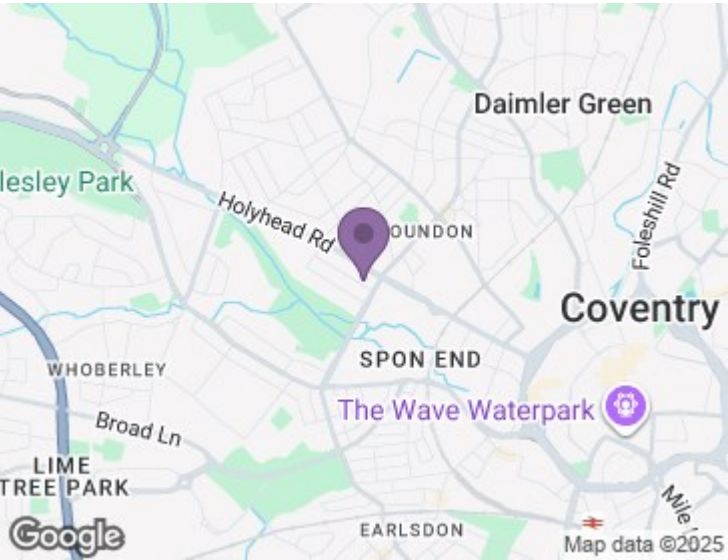
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

- 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.
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 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



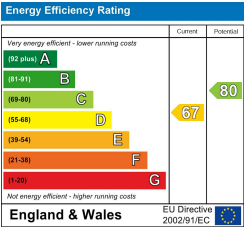
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measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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