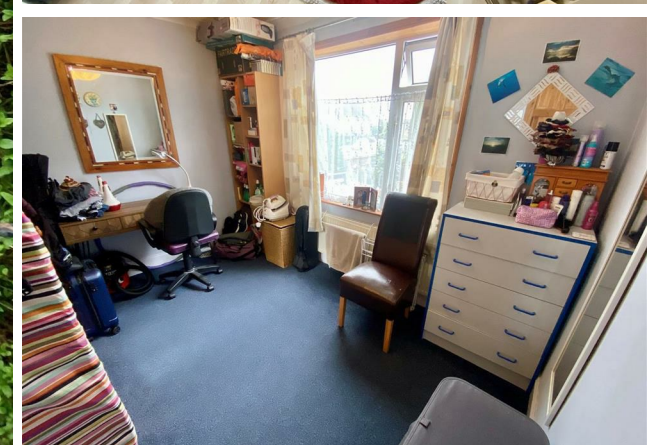




Woodstock Road, Cheylesmore, Coventry CV3 5HP
£210,000

archerbassett
LETTINGS AND SALES

****NO CHAIN**** A substantial two double bedroom, semi detached family home in the popular area of Cheylesmore. Within walking distance to local amenities and Quinton Park this property comes with excellent potential. Briefly comprising of a spacious lounge with feature fireplace, a fitted kitchen/diner with a range of wall and base units that provide ample storage with patio door leading to the private garden. To the first floor both bedrooms are generously sized and the fully tiled bathroom features a white suite to include bath with shower over, W/C and hand wash basin. Additional benefits include low maintenance paved front garden, a rear garden laid to lawn with patio area and large garage with rear vehicular access, the loft is also fully boarded with Velux window and carpet.

Lounge
10'10" x 17'0" (3.31m x 5.20m)

Double glazed bay window to front, spacious lounge with feature fireplace and laminate flooring.

Kitchen/Diner
6'11" x 17'1" (2.10m x 5.20m)

Two double glazed windows to rear, fitted kitchen with a range of wall and base units and integrated gas hob and electric oven. With additional dining area.

Bedroom 1
15'5" x 17'1" (4.71m x 5.20m)

Double glazed bay window to front, large double bedroom with carpet.

Bedroom 2
8'10" x 11'6" (2.70m x 3.50m)

Double glazed window to rear, double bedroom with carpet.

Bathroom
5'1" x 6'7"x (1.57m x 2.02x)

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

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.

Garage
12'9" x 17'0" (3.89m x 5.20m)

Large garage at rear of garden with pedestrian door from garden and vehicular access from the rear. With electric supply.

Tenure - Freehold

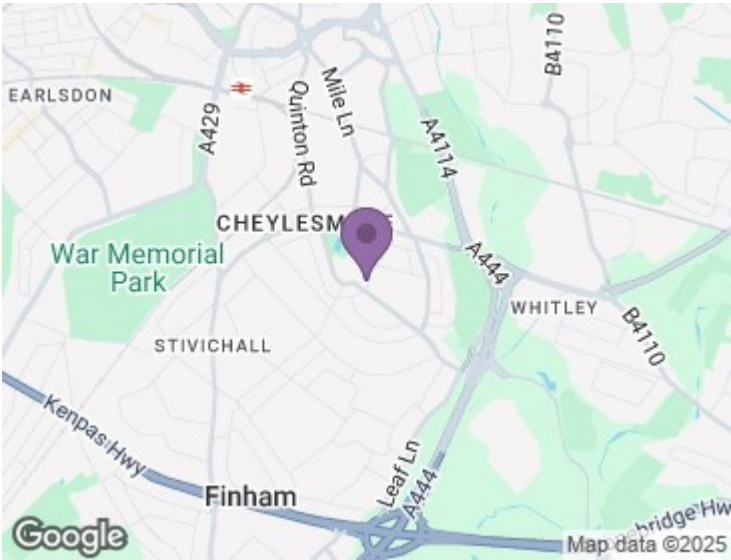
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

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.



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-40) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

67 Hertford Street, Coventry CV1 1LB
024 7623 7500
sales@archerbassett.co.uk
archerbassett.co.uk