

**360°**  
VIRTUAL TOUR  
**ONLINE  
VIEWING**



Sherbourne Crescent, Coundon, Coventry CV5 8LE  
Offers Over £200,000

**archerbassett**  
LETTINGS AND SALES



**\*EXTENDED - NO CHAIN\*** A two double bedroom terrace home a short walk to local amenities and Lake View Park. Briefly comprising of a large lounge with feature fireplace, an extended and spacious kitchen/diner with a range of fitted wall and base units and integrated gas hob and electric oven. To the first floor are two double bedrooms with the principal bedroom featuring fitted wardrobes and built in over stair storage cupboard and a tiled bathroom with corner shower cubicle, W/C and hand wash basin. Externally there is a driveway to front and a large paved garden to rear.

**Lounge**  
**14'9" x 11'1" (4.52m x 3.39m)**

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

**Kitchen**  
**8'0" x 14'11" (2.44m x 4.56m)**

Open plan extended to rear, large through kitchen/diner with a range of wall and base units.

**Dining Room**  
**8'7" x 13'5" (2.64m x 4.11m)**

Continuation of kitchen/diner, double glazed windows to rear and UPVC door to garden.

**Bedroom 1**  
**13'4" x 10'4" (4.08m x 3.16m)**

Double glazed bay window to front, large double bedroom with carpet and built in over stair storage and wardrobes with sliding doors

**Bedroom 2**  
**9'8" x 8'10" (2.96m x 2.71m )**

Double glazed windows to rear, double room with carpet.

**Bathroom**  
**6'7" x 5'8" (2.03m x 1.74m )**

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

**DISCLAIMER**

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**Viewings**

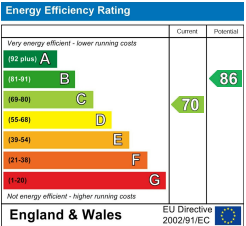
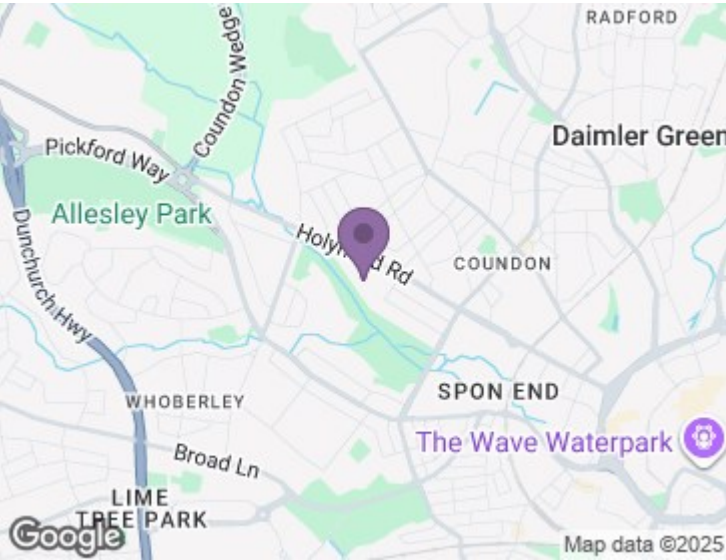
Viewings are strictly by appointment only via Archer Bassett.

**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.
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.



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