

**360°**  
VIRTUAL TOUR  
ONLINE  
VIEWING



Huntingdon Road, Earlsdon, Coventry CV5 6PT  
£232,500

**archerbassett**  
LETTINGS AND SALES



**\*\* Recently Redecorated & New Bathroom\*\*** A well presented and modernised two double bedroom family home with double glazing and central heating. Comprises of two spacious reception rooms with decorative fireplaces and laminate flooring, a modern fitted kitchen with new countertops, a Rangemaster oven and gas hob. The new fully tiled bathroom incorporates a white suite to include bath with shower over, W/C and hand wash basin. Other benefits include low maintenance gardens to front and rear.

**Lounge**

**14'1" x 11'1" (4.30m x 3.38m)**

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

**Dining Room**

**14'7" x 11'1" (4.45m x 3.38m)**

Double glazed window to rear, large dining room with built in under stair storage and laminate flooring.

**Kitchen**

**12'2" x 6'4" (3.70m x 1.94m)**

Double glazed window to side, modern kitchen kitchen with a range of wall and base units and Rangemaster cooker.

**Bathroom**

**5'7" x 6'4" (1.70m x 1.94m)**

Newly fitted bathroom with white suite to include bath with shower over, W/C and hand wash basin.

**Bedroom 1**

**6'7" x 11'1" (2.00m x 3.38m)**

Double glazed window to front, large double room with built in over stair storage cupboard and laminate flooring.

**Bedroom 2**

**12'0" x 11'1" (3.67m x 3.38m)**

Double glazed window to rear with views to garden, large double bedroom with laminate flooring.

**DISCLAIMER**

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**Loft Space**

Fully boarded loft space with fiber insulation and a double glazed velux window.

**Tenure - Freehold**

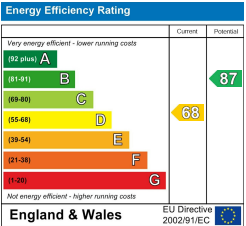
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

**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.



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