



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.

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.
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5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

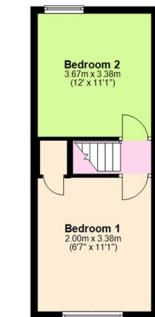
Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



First Floor

Approx. 27.8 sq. metres (299.0 sq. feet)

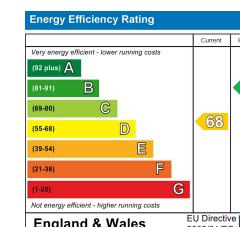


Total area: approx. 70.7 sq. metres (760.5 sq. feet)
This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using Planit.



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