

Collingwood Road, Earlsdon, Coventry CV5 6HW
£169,950

archerbassett
LETTINGS AND SALES

****CHAIN FREE - NEW KITCHEN**** A well-presented two double bedroom home with double glazing and central heating close to City Centre, Earlsdon High Street and Hearsall Common green space. There are two spacious reception rooms, modern fitted kitchen with new worktops and new wall and base units, separate utility area and a fully tiled bathroom with white suite to include hand wash basin, bath with shower over and separate W/C & hand wash. Externally there is a small fore-garden and to the rear there is a fully enclosed low maintenance garden.

Lounge

11'2" x 11'1" (3.40m x 3.39m)

Double glazed window to front, spacious reception room with carpet.

Dining Room

11'2" x 11'1" (3.40m x 3.39m)

Double glazed window to side and rear, spacious reception room with carpet and two built in under stair storage cupboards.

Kitchen

8'10" x 6'7" (2.70m x 2.00m)

Double glazed window to rear, fitted kitchen with new worktops

Utility

Double glazed window to rear and UPVC door to garden.

WC

5'11" x 2'4" (1.80m x 0.72m)

Double glazed window to side, W/C with hand wash basin.

Bathroom

6'3" x 4'0" (1.91m x 1.21m)

Double glazed window to rear, bathroom with white suite to include hand wash basin and bath with shower over.

Bedroom 1

11'3" x 11'4" (3.44m x 3.46m)

Double glazed window to front, spacious double room with carpet.

Bedroom 2

11'4" x 6'7" (3.46m x 2.00m)

Double glazed window to rear, spacious double room with carpet and built in over stair storage cupboard.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

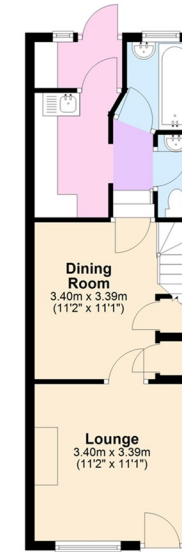
Tenure - Freehold

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.

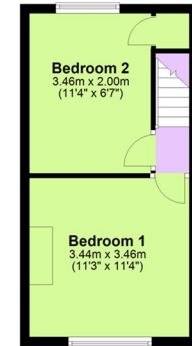
Agent Notes

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.

Ground Floor
Approx. 36.6 sq. metres (394.1 sq. feet)



First Floor
Approx. 24.5 sq. metres (263.9 sq. feet)



Total area: approx. 61.1 sq. metres (658.0 sq. feet)



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 nor does it constitute property particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	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