



Hollis Road, Stoke, Coventry

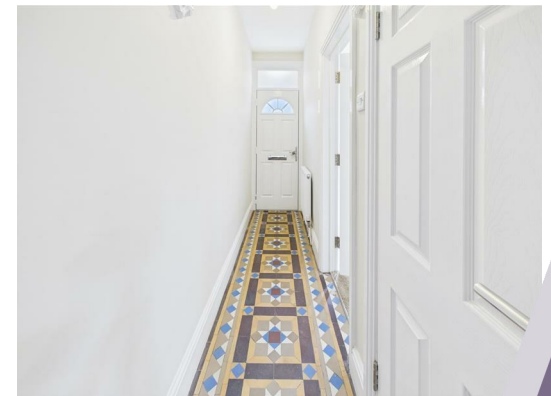
3 Bedroom House - Terraced

£214,950



FOR SALE

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LETTINGS AND SALES



****RECENTLY RENOVATED WITH A NEW WORCESTER BOSCH BOILER TO INCLUDE 9 YEAR WARRANTY**** This substantial three double bedroom terraced home is well placed for easy access to local amenities and is double glazed & central heated throughout. There are two spacious reception rooms, a newly fitted modern kitchen which includes an integrated induction hob, electric oven and fridge/freezer with additional utility area with plumbing. There is an additional ground floor fully tiled shower room with power shower. To the first floor are the three double bedrooms and a modern fully tiled bathroom with white suite to include power shower. There are low maintenance gardens to both the front and the rear of the property. Additional benefits include hardwired smoke alarms, upgraded electrics with new fuse board.

Reception Room 1
2.99m x 4.02m (9'9" x 13'2")
 Double glazed bay window to front, large reception room with new carpet.

Reception Room 2
3.98m x 3.58m (13'0" x 11'8")
 Double glazed window to rear, large reception room with new carpet and built in under stair storage cupboard.

Kitchen
2.53m x 3.32m (8'3" x 10'10")
 Double glazed window to side, modern newly fitted kitchen with a range of wall and base units to include integrated electric hob.

Downstairs Bathroom
1.55m x 1.62m (5'1" x 5'3")
 Double glazed window to side with privacy glass, newly fitted modern bathroom with shower cubicle, W/C and hand wash basin.

Bedroom 1
3.94m x 3.37m (12'11" x 11'0")
 Two double glazed windows to front, large double room with carpet.

Bedroom 2
3.06m x 3.62m (10'0" x 11'10")
 Double glazed window to rear, large double room with new carpets.

Bedroom 3
2.56m x 3.18m (8'4" x 10'5")
 Double glazed window to rear, double room with new carpet.

Bathroom
1.63m x 1.78m (5'4" x 5'10")
 Double glazed window to side with privacy glass, fully tiled first floor bathroom with bath and shower over, W/C and hand wash basin.

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.

Viewings
 Viewings are strictly by appointment only via Archer Bassett.

Important Notice

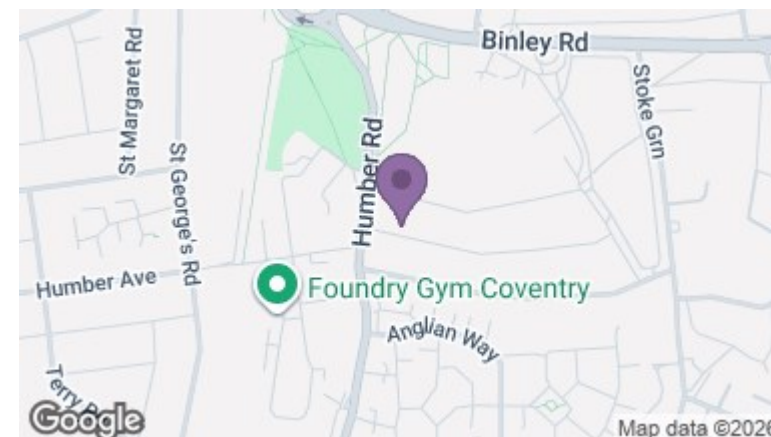
These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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