



Providence Street, Earlsdon, Coventry

3 Bedroom House - End Terrace

£299,950



FOR SALE

**archer
bassett**
LETTINGS AND SALES



NO ONWARD CHAIN - A well-presented, spacious three bedroom end of terrace home within easy reach of Earlsdon's local amenities with central heating and double glazing throughout. There is a front reception room / lounge, small hallway leading through to the dining area with a spacious open plan kitchen just off which features a range of well fitted modern units and integrated electric oven with gas hob. There is a wooden stairway leading to the first floor where the main bedroom has a free standing roll top bath and separate W/C hand wash and there is a further family bathroom with shower cubicle & combi powered shower. Externally there is a larger than average fully enclosed rear garden leading up to a useful brick built out building with full electrics & internet access which could be used for a multitude of purposes including an office, storage facility, garden room, games room or children's den (Office area - 3.40 m x 2.70 m & store room 3.40 m x 4.70 m). To the front of the house there is a small enclosed low maintenance garden.

Lounge

2.00m x 4.80m (6'7" x 15'9")

Double glazed window to front, spacious lounge with carpet.

Kitchen/Dining Room

7.29m x 2.06m (23'11" x 6'9")

Two double glazed windows and French doors to garden. Large dining room leading onto fitted kitchen with a range of wall and base units to include an integrated gas hob and electric oven.

Bedroom 1

3.65m x 4.80m (12'0" x 15'9")

Two double glazed windows to front, a large double bedroom with feature roll top freestanding bathtub with shower attachments, and an ensuite.

En-suite

1.05m x 1.71m (3'5" x 5'7")

Ensuite W/C and hand wash basin.

Bedroom 2

3.48m x 3.66m (11'5" x 12'0")

Double glazed window to rear, good size double room with laminate flooring.

Shower Room

2.42m x 1.13m (7'11" x 3'8")

Double glazed window to side, shower cubicle, W/C and hand wash basin.

Bedroom 3

2.30m x 2.27m (7'7" x 7'5")

Double glazed window to side, good sized single room or home office with laminate flooring.

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.

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.

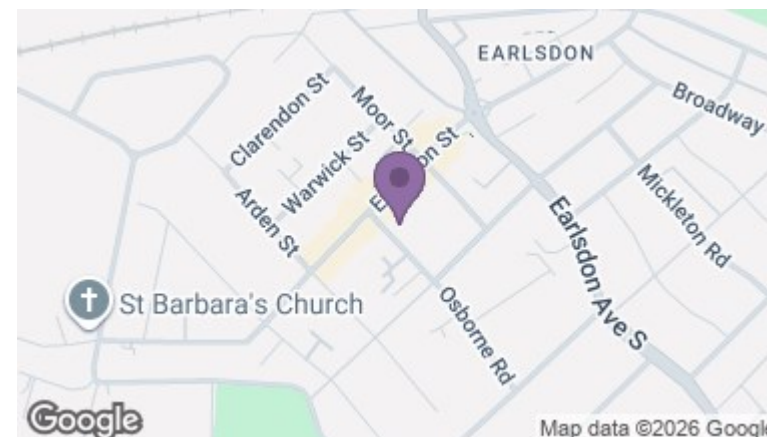
Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should 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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Total area: approx. 130.4 sq. metres (1403.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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