



Clay Lane, Stoke, Coventry CV2 4LT
Offers Over £149,950

archerbassett
LETTINGS AND SALES

NO CHAIN - IDEAL FIRST TIME PURCHASE This two bedroom house is being sold with vacant possession and benefits from two good sized double bedrooms, double-glazing and gas central heating, with two spacious reception rooms, modern fitted kitchen with a range of wall and base units and integrated gas hob and electric oven. The ground floor bathroom is partially tiled and features a white suite with bath and electric shower over, W/C and hand wash basin. Other benefits include low maintenance gardens to front and rear.

Reception Room 1

11'11" x 11'5" (3.63m x 3.48m)

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

Reception Room 2

6'7" x 11'5" (2.00m x 3.48m)

Double glazed window to rear, spacious reception room with carpet and feature fireplace.

Kitchen

9'0" x 6'3" (2.74m x 1.90m)

Double glazed window to side, modern fitted kitchen with a range of wall and base unit, integrated gas hob and electric oven.

Bathroom

6'0" x 6'4" (1.82m x 1.93m)

Double glazed window to side, part tiles bathroom with white suite to include a bath with shower oven, W/C and hand wash basin.

Bedroom 1

11'6" x 11'2" (3.50m x 3.40m)

Double glazed window to front, double room with carpet.

Bedroom 2

11'10" x 11'2" (3.60m x 3.40m)

Double glazed window to rear, double room with built in storage cupboard.

DISCLAIMER

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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.

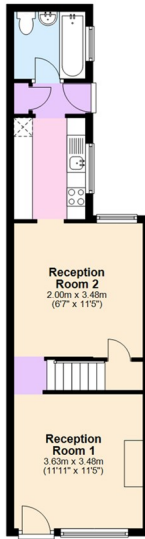
Viewings

Viewings are strictly by appointment only via Archer Bassett.

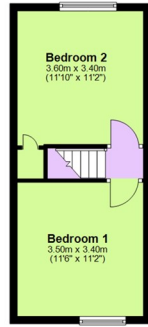
Agent Notes

- 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.

Ground Floor
Approx: 39.6 sq. metres (426.2 sq. feet)



First Floor
Approx: 27.6 sq. metres (297.3 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 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 PlanUp.

