



Barkers Butts Lane, Coventry

3 Bedroom House - Terraced

£199,950



FOR SALE

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LETTINGS AND SALES



This three bedroom home requires updating and refurbishment and would make great project for the DIY enthusiast. Barkers Butts Lane is situated in the popular area of Coundon and is located close to local amenities. In brief the property comprises of two reception rooms, kitchen to rear with fitted wall and base units. To the first floor is a tiled family bathroom with white suite to include bath with electric and mixer shower over, W/C and hand wash basin and two double bedrooms and a single bedroom. Externally the property benefits from low maintenance gardens to front and rear. The property offers great scope and potential to transform it into a lovely family home.

Lounge

4.40m x 3.70m (14'5" x 12'2")

Double glazed bay window to front, large reception room

Dining Room

3.30m x 3.10m (10'10" x 10'2")

Double glazed window to rear, large reception room

Kitchen

2.28m x 2.30m (7'6" x 7'7")

Double glazed window to rear and UPVC door to garden, fitted kitchen with range of wall and base units.

Bedroom 1

3.70m x 2.00m (12'2" x 6'7")

Double glazed window to front, spacious double bedroom with fitted wardrobes.

Bedroom 2

3.30m x 3.60m (10'10" x 11'10")

Double glazed window to rear, spacious double bedroom with fitted wardrobes.

Bedroom 3

2.60m x 2.20m (8'6" x 7'3")

Double glazed window to front, good sized single room

Bathroom

Double glazed window to rear, tiled bathroom with bath and shower over, W/C and hand wash basin

Tenure - Freehold

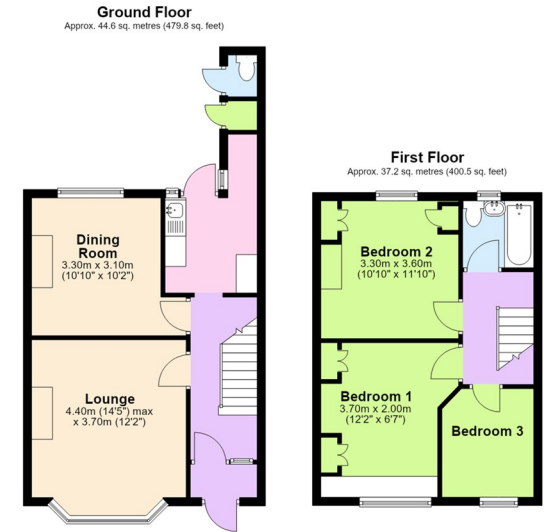
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

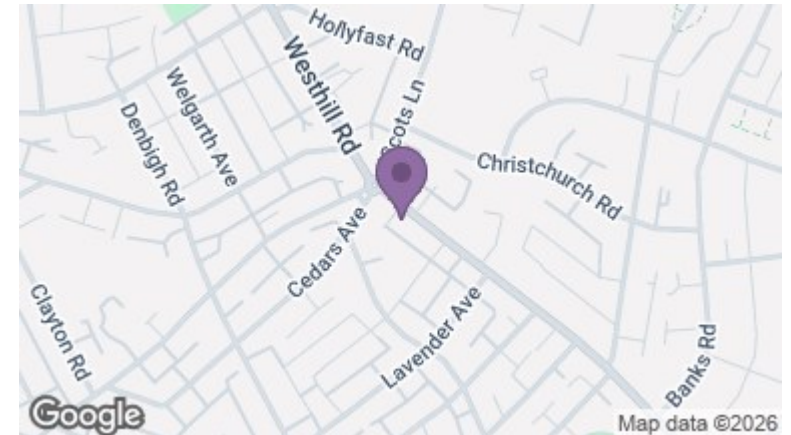
Viewings are strictly by appointment only via Archer Bassett.

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.



Total area: approx. 81.8 sq. metres (880.3 sq. feet)



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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		
(69-80) C		
(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