



Nunts Lane, Coventry

2 Bedroom Bungalow - Semi
Detached

£215,000



FOR SALE

**archer
bassett**
LETTINGS AND SALES



REQUIRES COSMETIC RENOVATION An extended Bungalow with excellent potential, located close to local amenities and with good transport links, this property is set in the heart of Holbrooks and is available chain free. Briefly comprising of a spacious lounge, fitted kitchen with extended space to rear which could be used as additional reception room or dining area. Two good sized bedrooms and bathroom with modern suite to include walk in shower, W/C and hand wash basin. To the front is a low maintenance lawned garden and the rear features a garage, and long private garden.

Kitchen

2.94m x 2.65m (9'7" x 8'8")

Double double glazed window to side, fitted kitchen with a range of wall and base units.

Lounge/Diner

5.60m x 3.03m (18'4" x 9'11")

Double glazed window and French doors to rear, spacious rear reception area which could double as second lounge or dining area/snug.

Lounge

3.48m x 4.88m (11'5" x 16'0")

Double glazed window to front, large reception room with feature fireplace and carpet.

Bedroom 1

2.64m x 2.68 (8'7" x 8'9")

Double glazed window to side, good sized room with carpet.

Bedroom 2

3.10m x 3.85m (10'2" x 12'7")

Double glazed window to rear, room with carpet and built in storage.

Bathroom

1.66m x 1.97m (5'5" x 6'5")

Modern bathroom with W/C, hand wash basin and large shower cubicle.

Garage

3.51m x 4.80m (11'6" x 15'8")

Large garage with garden access.

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.

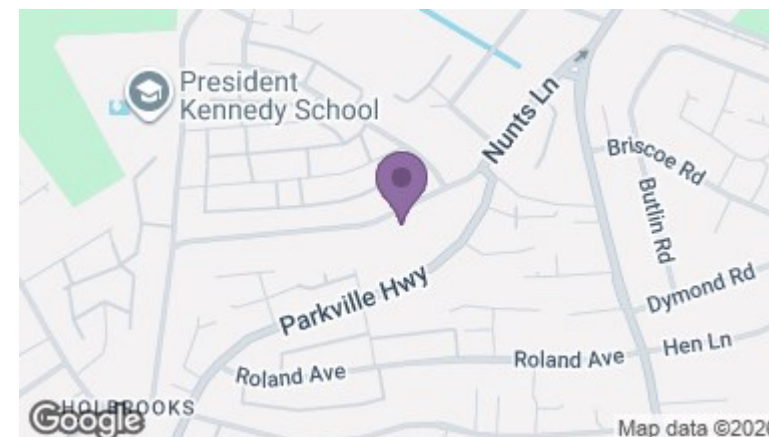
All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

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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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		