

# Standard Avenue, Coventry

3 Bedroom House - Terraced

**£195,000**



FOR SALE

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LETTINGS AND SALES







**CHAIN FREE , EXCELLENT POTENTIAL** A spacious three bed terraced home in the desirable location of Tile Hill close to local amenities. Briefly comprising of a large through lounge/diner, one with feature fireplace. A fitted kitchen with range of wall and base units, and access into the garden. To the first floor are two large double bedrooms, a single bedroom and a fitted fully tiled shower room with white suite to include electric shower cubicle, W/C and hand wash basin. Externally there are lawned gardens to front and rear.

### Lounge/Diner
**2.85m x 6.69m (9'4" x 21'11")**
Double glazed bay window to front and window to rear, spacious through lounge/diner with feature fire place and carpet.

### Kitchen
**1.57m x 3.22m (5'1" x 10'6" )**
Double glazed window to rear and UPVC door to garden. Fitted kitchen with a range of wall and base units.

### Bedroom 1
**2.72m x 3.94m (8'11" x 12'11" )**
Double glazed window to front, large double room with carpet.

### Bedroom 2
**3.10m x 3.04m (10'2" x 9'11")**
Double glazed window to rear, large double room with carpet.

### Bedroom 3
**2.08m x 2.44m (6'9" x 8'0" )**
Double glazed window to front, generous single room with carpet.

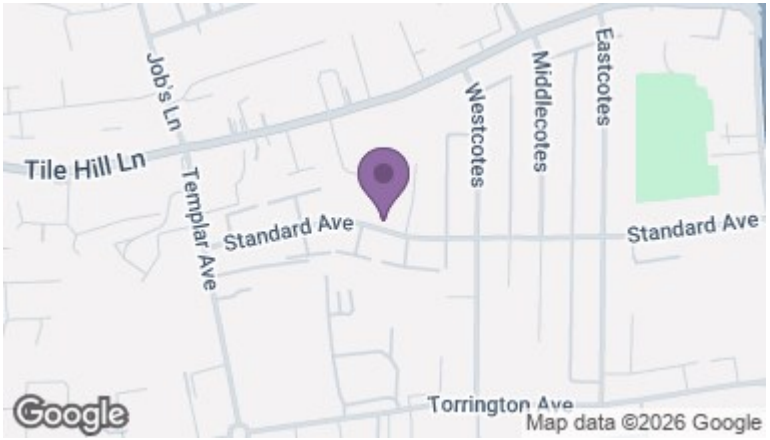
### Bathroom
**1.67m x 1.55m (5'5" x 5'1")**
Double glazed window to rear with privacy glass, tiled bathroom with white suite to include walk in electric shower, W/C and hand wash basin.

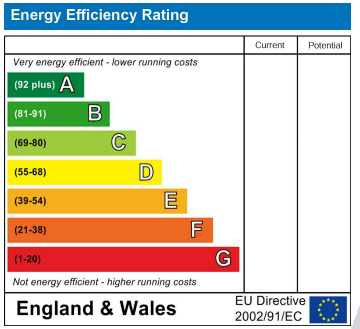
### Viewings
Viewings are strictly by appointment only via Archer Bassett.

### 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.

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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.

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**Archer Bassett** | 477 Holyhead Road Coventry CV5 8HU

**024 7659 2255** | sales@archerbassett.co.uk | archerbassett.co.uk