



Standard Avenue, Tile Hill, Coventry

3 Bedroom House - Terraced

£195,000



FOR SALE

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LETTINGS AND SALES



A tidy three bedroom family home which features central heating and double glazing throughout. The property is located in the popular area of Tile Hill and has excellent access to local amenities, transport links and the A45. There are two good size reception rooms, a fitted kitchen with integrated electric oven and hob and to the first floor are two double bedrooms, a well-proportioned twin bedroom and the modern, fully tiled family bathroom includes a white suite with bath and shower over, w/c and hand wash basin. Other benefits include a good size rear garden with access via a communal security gate.

Lounge

3.26m x 3.25m (10'8" x 10'8")

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

Dining Room

3.36m x 3.25m (11'0" x 10'8")

Double glazed window to rear, good sized rear reception room.

Kitchen

3.46m x 2.00m (11'4" x 6'7")

Double glazed window and UPVC door to rear leading to garden. Kitchen with a range of wall and base units to include integrated hob and oven.

Bedroom 1

3.52m x 2.68m (11'7" x 8'10")

Double glazed window to front, double room with carpet.

Bedroom 2

2.62m x 3.03m (8'7" x 9'11")

Double glazed window to rear, double room with carpet.

Bedroom 3

2.57m x 2.50m (8'5" x 8'2")

Double glazed window to front, generously sized twin room.

Bathroom

1.60m x 1.79m (5'3" x 5'10")

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

Tenure - Freehold

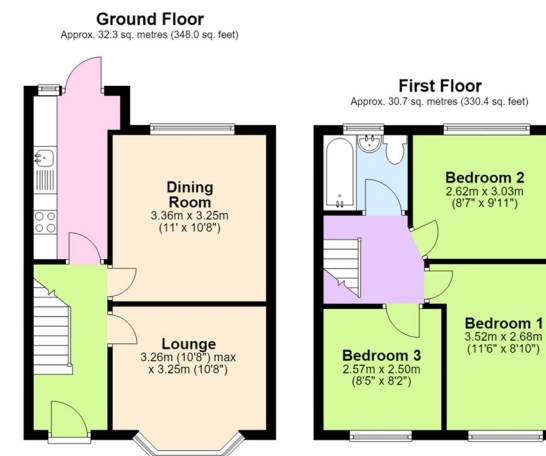
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

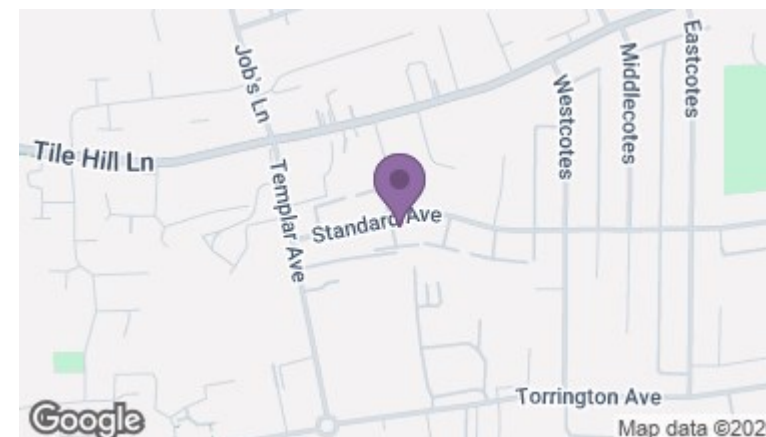
Viewings are strictly by appointment only via Archer Bassett.

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. 63.0 sq. metres (678.4 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.

Archer Bassett | 477 Holyhead Road Coventry CV5 8HU

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC