



53 Hazel Road, Potters Green, Coventry, West Midlands. CV6 7DD

This two bedroomed first floor maisonette occupies a pleasant position in a block of four and is to be sold to a cash buyer only due to the shortened lease term. Incorporating well planned two bedroomed design suited to a buy to let investor and is ready to move into. There is gas central heating and uPVC double glazing and comprises communal staircase, open plan fitted kitchen with split level hob and oven and washing machine, spacious lounge with living flame gas fire, two double bedrooms and a refurbished bathroom with white suite and shower. There is a garage in a nearby block and surrounding lawned communal gardens. Being well served within walking distance of Riley Square shopping parade, local schools and bus services as well as being within easy access of the city centre.



£95,000 Leasehold

PROPERTY DESCRIPTION

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FEATURES

- Well presented two bedroomed first floor maisonette
- Pleasant cul-de-sac setting
- To be sold specifically to a cash buyer due to short lease
- Gas central heating and double glazing
- Spacious kitchen with hob, oven and washing machine
- Two good bedrooms
- Bathroom with shower
- Garage in a nearby block
- Vacant possession with no chain



ROOM DESCRIPTIONS

Communal Staircase

Leading to the property entrance door.

Open Plan Kitchen

2.84m x 3.95m (9' 4" x 13' 0")

With a range of white base and wall cupboards incorporating four ring gas hob with electric oven beneath, washing machine, space for fridge freezer, cloaks cupboard and adjoining wall cupboard housing the wall mounted Worcester gas fired central heating boiler.

Spacious Lounge

3.51m x 5.35m (11' 6" x 17' 7")

With coal effect living flame gas fire set in a surround with mantel over and door to:

Inner Hall

With door to:

Bedroom One

3.32m x 2.67m (10' 11" x 8' 9")

With double and single built in wardrobes.

Bedroom Two

2.62m x 2.56m (8' 7" x 8' 5")

Bathroom

1.67m x 1.80m (5' 6" x 5' 11")

With white three piece suite together with shower unit with clear screen.

Outside

There is a garage in a nearby block (No. 18) and lawned communal gardens surrounding the complex.

Tenure

There is an unexpired term of 48 years on the lease, charges to be confirmed.

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Ground Floor

Approx. 12.4 sq. metres (133.8 sq. feet)



Total area: approx. 12.4 sq. metres (133.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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