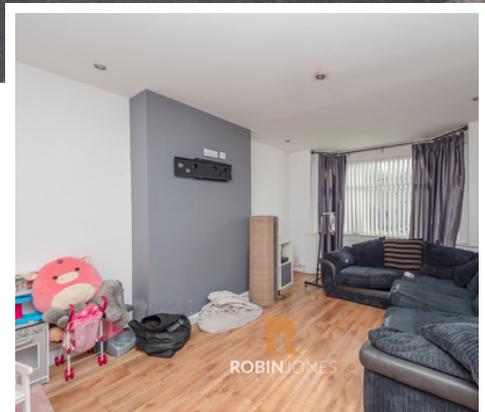




ROBIN JONES
ESTATE AGENTS

61 Hermitage Road, Poets Corner, Coventry, West Midlands. CV2 5GF

Situated just off Morris Avenue, this traditional style three bedroom double bayed terraced property is to be sold with no chain. There is gas central heating (installed early 2022) together with uPVC double glazing and offers excellent further potential by way of further updating and remedial works representing ideal first time buyer or family accommodation. Incorporating porch entrance, entrance hall, bay windowed lounge, full width breakfast kitchen, three bedrooms and refurbished bathroom with shower. There is rear vehicular access and gardens to the front and rear. Being well served by local shops, schools and bus services as well as being within easy access of the city centre.



Offers in Region of £200,000 Freehold

PROPERTY DESCRIPTION

Situated just off Morris Avenue, this traditional style three bed roomed double bayed terraced property is to be sold with no chain. There is gas central heating (installed early 2022) together with uPVC double glazing and offers excellent further potential by way of further updating and remedial works representing ideal first time buyer or family accommodation. Incorporating porch entrance, entrance hall, bay windowed lounge, full width breakfast kitchen, three bedrooms and refurbished bathroom with shower. There is rear vehicular access and gardens to the front and rear. Being well served by local shops, schools and bus services as well as being within easy access of the city centre.

FEATURES

- Traditional style double bayed terraced property
- Gas central heating and double glazing
- Offering excellent further potential
- Bay windowed lounge
- Full width breakfast kitchen
- Three bedrooms and refurbished bathroom
- Rear vehicular access
- Front and rear gardens
- Vacant possession with no chain



ROOM DESCRIPTIONS

Recess Porch Entrance

With composite double glazed entrance door leading to:

Entrance Hall

1.66m x 4.90m (5' 5" x 16' 1")

With cupboard beneath the stairs.

Bay Windowed Lounge

3.39m x 5.10m (11' 1" x 16' 9")

Full Width Breakfast Kitchen

5.16m x 2.39m (16' 11" x 7' 10")

With a range of base and wall cupboards incorporating five ring stainless steel gas hob with extractor hood above, electric double oven, space for washing machine, space for fridge freezer, breakfast bar, uPVC double glazed window overlooking the rear garden and uPVC double glazed door leading out to the rear garden.

First Floor Landing

1.80m x 2.58m (5' 11" x 8' 6")

With access to loft space.

Bedroom One

3.26m x 4.24m (10' 8" x 13' 11")

Bedroom Two

3.26m x 3.49m (10' 8" x 11' 5")

With built in cupboard housing the wall mounted Maine Eco gas central heating boiler (installed early 2022).

Bedroom Three

1.81m x 2.64m (5' 11" x 8' 8")

Fully Tiled Refurbished Bathroom

1.78m x 1.71m (5' 10" x 5' 7")

With P shaped panel bath together with chrome shower unit with clear opening screen, wash hand basin and low level WC.

Outside

There is rear car access with space for the erection of a garage (subject to necessary planning permission), open plan foregarden and fully fenced rear garden with terrace, raised lawned area and timber garden shed.

Important Agent's Note

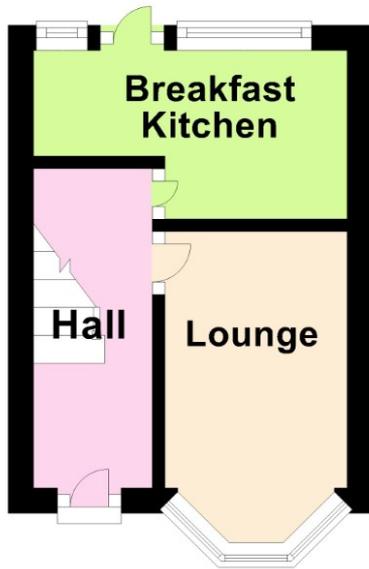
Robin Jones, for themselves and the vendors of this property, whose Agents they are, give notice that these particulars are intended to give a fair and substantially correct overall description for the guidance of intended purchasers and do not constitute any part of an offer or contract. Prospective purchasers and lessees should obtain their own professional advice. All dimensions, descriptions, areas, reference to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct but any intended purchaser should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to correctness. No person in the employment of Robin Jones has any authority to give or make representation or warranty whatsoever in respect of this property or enter into any contract on behalf of Robin Jones or the vendor. No responsibility can be accepted for any expense incurred by intended purchasers in inspecting properties that have been sold, let or withdrawn. All measurements are approximations. We endeavour to make our particulars as helpful as possible, however if there is any matter which is of particular importance to you, please contact our office and we will be pleased to see if we can obtain information for you. Robin Jones will require identification documentation and evidence of private address before entering into any transaction under current Money Laundering Regulations. The floor plan is for reference purposes only and should not be relied upon as a Statement of Fact.

FLOORPLAN & EPC



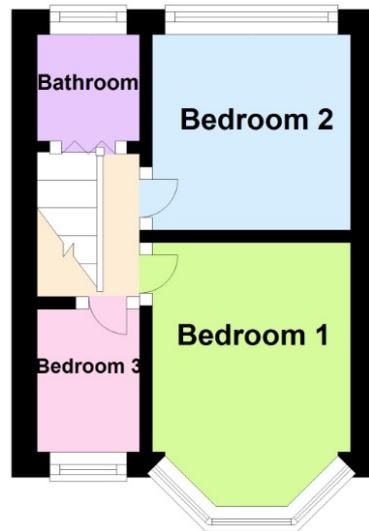
Ground Floor

Approx. 8.6 sq. metres (92.9 sq. feet)



First Floor

Approx. 8.3 sq. metres (89.0 sq. feet)



Total area: approx. 16.9 sq. metres (181.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(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	

314, Walsgrave Road, Coventry, CV2 4BL

02476 635 555

walsgrave@robinjones.co.uk