



25 Somerset Road, Radford, Coventry, CV1 4EG

Asking Price £150,000



TWO BEDROOMS
DOUBLE BAYED END OF TERRACE
GAS CENTRAL HEATING
UPVC DOUBLE GLAZING
NO CHAIN
FITTED KITCHEN
FITTED FIRST FLOOR BATHROOM
FRONT & REAR GARDENS

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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Door to Lounge

4.16m (13' 8") approx. x 3.4m (11' 2") approx.

uPVC double glazed bay window to the front, Central heating radiator, feature gas fire. Door to:

Lobby

Stairs off to the first floor. Door to:

Dining Room

3.76m (12' 4") approx. x 3.42m (11' 3") approx.

uPVC double glazed window to the rear, Central heating radiator. Double doors to:

Kitchen

4.24m (13' 11") approx. x 1.76m (5' 9") approx.

Ample fitted wall and base units with worktops over, single drainer stainless steel sink unit and mixer tap, plumbing and space of automatic washing machine space and point for gas cooker, space for two domestic appliances. uPVC double glazed bay window to the rear and side, Central heating radiator, uPVC double glazed door to garden.



Landing

Doors off to the two bedrooms and bathroom

Bedroom One

3.41m (11' 2") approx. x 3.21m (10' 6") approx.

uPVC double glazed window to the front, Central heating radiator.



Bedroom Two

3.74m (12' 3") approx. x 1.85m (6' 1") approx.

uPVC double glazed window to the rear, Central heating radiator.



Bathroom

3.0m (9' 10") approx. x 1.46m (4' 9") approx.

White suite white panelled bathroom with rail and shower attachment, low level WC, pedestal hand wash basin, uPVC double glazed window to the rear, Central heating radiator.



Front Garden

Small foregarden

Rear Garden

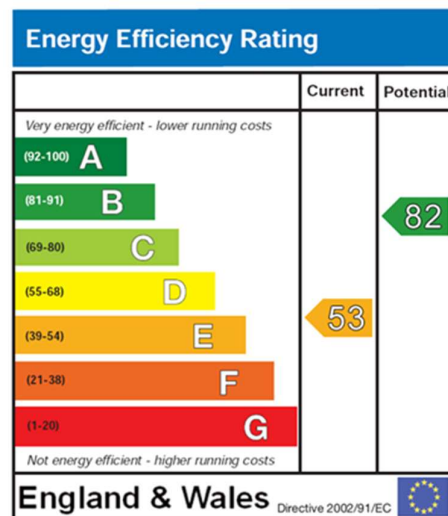
Medium size rear garden with fencing to side and wall to other and rear. Vegetable patch. Pedestrian access to to the side.

Agents Note

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

Tenure

We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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