



## 104 Humber Avenue, Stoke, Coventry, CV1 2AT

Asking Price £180,000



Two/Three Bedroom Mid-Terrace House  
Ideal Investment Opportunity  
Ground Floor Shower Room  
Lounge with Possible 2nd/Reception room/Third Bedroom  
Garden to the rear  
UPVC Double glazing  
Gas Centrally Heated  
Close proximity to City Centre

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

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**Entrance**

Hallway with door to Bedroom 3/Reception room, stairs off to the first floor and a door to the main lounge.

**Bedroom Three/Reception room**

2.7m (8' 10") x 3.5m (11' 6")

UPVC Double glazed window to the front, Central heating radiator.



**Lounge**

3.6m (11' 10") x 3.7m (12' 2")

UPVC Double glazed window to the rear, central heating radiator, understairs storage cupboard and a door way to the kitchen.



**Kitchen**

2.8m (9' 2") x 2.0m (6' 7")

Ample fitted wall and base units with work tops over, One and a half drainer sink unit with mixer tap, integrated fridge/freezer, Four Point gas hob with extractor fan over and a built in oven, plumbing space for washing machine, UPVC Double glazed window to the side. Door to lobby:



**Lobby**

Doors to rear garden and shower room:

**Shower Room**

L - shaped shower room, tiled floors and partly tiled walls, Low level WC, vanity sink unit, shower cubicle with screen and shower over, central heating radiator, UPVC Double glazed window to the rear.

**Bedroom One**

3.7m (12' 2") x 3.6m (11' 10")

UPVC Double glazed window to the rear, central heating radiator, over stairs storage cupboard.

**Bedroom Two**

3.6m (11' 10") x 3.3m (10' 10")

UPVC Double glazed window to the front, central heating radiator.

### Rear Garden

Partly paved patio area to artificial grass leading to the decking area. Hedging and Fence to side, brick built walls to side and rear.

### Front

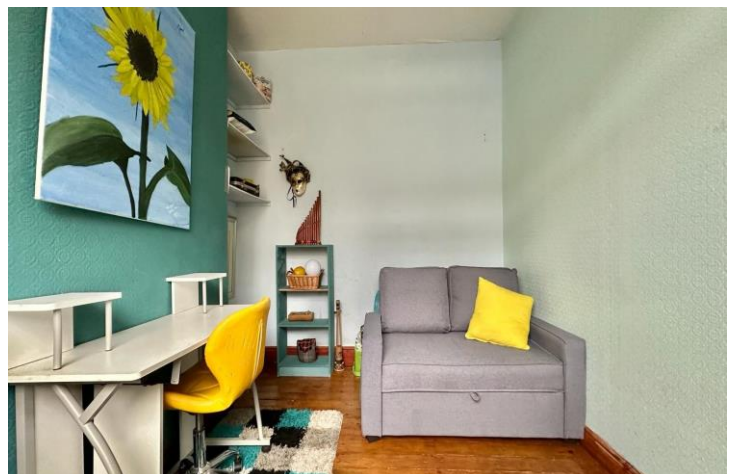
Paved front and brick wall surrounding.

### AGENTS NOTES

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. (4) 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. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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.

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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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