



## Fairbourne Way Coundon Green Coventry CV6 2NF

Offers in Region of £220,000

cartwright  
hands



# Fairbourne Way

Coundon Green Coventry CV6 2NF

- Detached Bungalow on corner plot
- Living Room
- Kitchen with range of modern fitted units
- Large Double Bedroom
- Shower Room with modern white suite
- Direct access to garage
- Gardens to front and rear
- Gas Central Heating & Double Glazing
- Good Decorative order
- EPC E (54)
- Freehold
- Council Tax Band C
- We believe all mains services are connected to the property (not tested).

Spacious Detached one bedroomed Bungalow in a popular residential location on the outskirts of Coventry.

The property has been particularly well maintained and improved and can be moved straight into. At the present time there is direct access over a driveway to an integral garage, however if required the garage could be converted to provide a second bedroom or further reception room.

The Bungalow is offered for sale with immediate vacant possession and we would highly recommend an early internal inspection to appreciate this property.





### **uPVC double glazed front door**

To Entrance Vestibule

### **Living Room**

Wood laminated floor. Two uPVC double glazed windows and central heating radiator.

### **Kitchen**

With range of modern fitted units including one and a half bowl single drainer stainless steel sink unit. Range of floor standing units with modern work surfaces over, range of wall hung cupboards. Electric hob with extractor over and double oven, uPVC double glazed door to side and central heating radiator.

### **Inner Hall**

With useful store cupboard

### **Bedroom 1**

With wood laminate floor, central heating radiator and uPVC double glazed window.

### **Shower Room**

Having modern white suite comprising low level W.C., wash hand basin, shower cubicle with shower off central heating. tiled walls and floor, fitted extractor fan, uPVC double glazed window and central heating radiator.

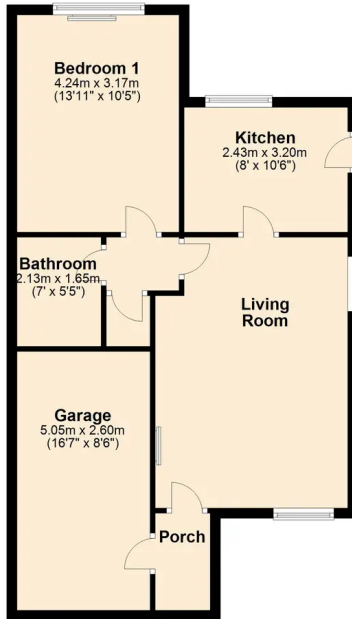
### **Outside**

Corner plot, foregarden with tarmacadam driveway leading to integral single garage with aluminium up and over door and side personal door Bungalow entrance vestibule. Side pedestrian access to both sides of the Bungalow, fenced rear garden comprising paved terrace together with lawn and flower and shrub borders. timber shed.



**Ground Floor**

Approx. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.9 sq. feet)

This plan is for illustration purposes only  
Plan produced using PlanUp.





**Special Note:** We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. Only those items mentioned in these sales particulars are included in the sale.

**Money Laundering:** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

**Disclaimer:** Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 256 616  
Email: [sales@cartwriughthands.co.uk](mailto:sales@cartwriughthands.co.uk)  
121-123 New Union St, Coventry, CV1 2NT

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 no delay in agreeing the sale. 2. Theses particulars do not constate 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 measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.