



Freeburn Causeway Coventry CV4 8FP

£170,000

cartwright

hands

Freeburn Causeway

Coventry

- Three Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Downstairs W.C
- Garden & Garage
- Tenure. The property is freehold
- EPC E (52)
- Services. We believe all mains services are connected to the property (not tested).

This three bedroom semi detached property is perfectly located for Buy to Let investors within easy reach of the Warwick University as well as the shops on Cannon Park.

The accommodation features: Entrance hall, Living room, Kitchen/breakfast room, downstairs WC, three bedrooms and bathroom. Externally there are gardens to front and rear as well

as a single garage and driveway.

The property is none standard construction and is offered with no onward chain.



On the ground floor

Hall

Door to front, stairs to first floor, doors to living room and kitchen/ breakfast room.

Lounge

Double glazed window to front, fireplace, TV point, radiator, door to kitchen/breakfast room.

kitchen/Breakfast Room

Double glazed window to rear, sliding double doors to rear garden, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, plumbing for washing machine, integrated four ring electric hob and cooker hood, integrated electric double oven, door to utility area.

Utility

Space for fridge/freezer, door to garage, door to rear garden door to W.C.

On the first floor

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator.

Shower Room

Opaque double glazed window to rear, shower cubicle with mains shower, low level W.C, wash hand basin, heated towel rail.

Garden

There is a patio seating area leading to lawned area with flower beds with flower, plants bushes and trees, enclosed by timber fence boundary.



Ground Floor
Approx. 61.8 sq. metres (664.9 sq. feet)



Total area: approx. 103.4 sq. metres (1113.1 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

First Floor
Approx. 41.6 sq. metres (448.1 sq. feet)



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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. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Please ask the Agent regarding Rights & Restrictions.

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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.



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