



5 Standish Close, Binley, Coventry, CV2 5NN  
£165,000

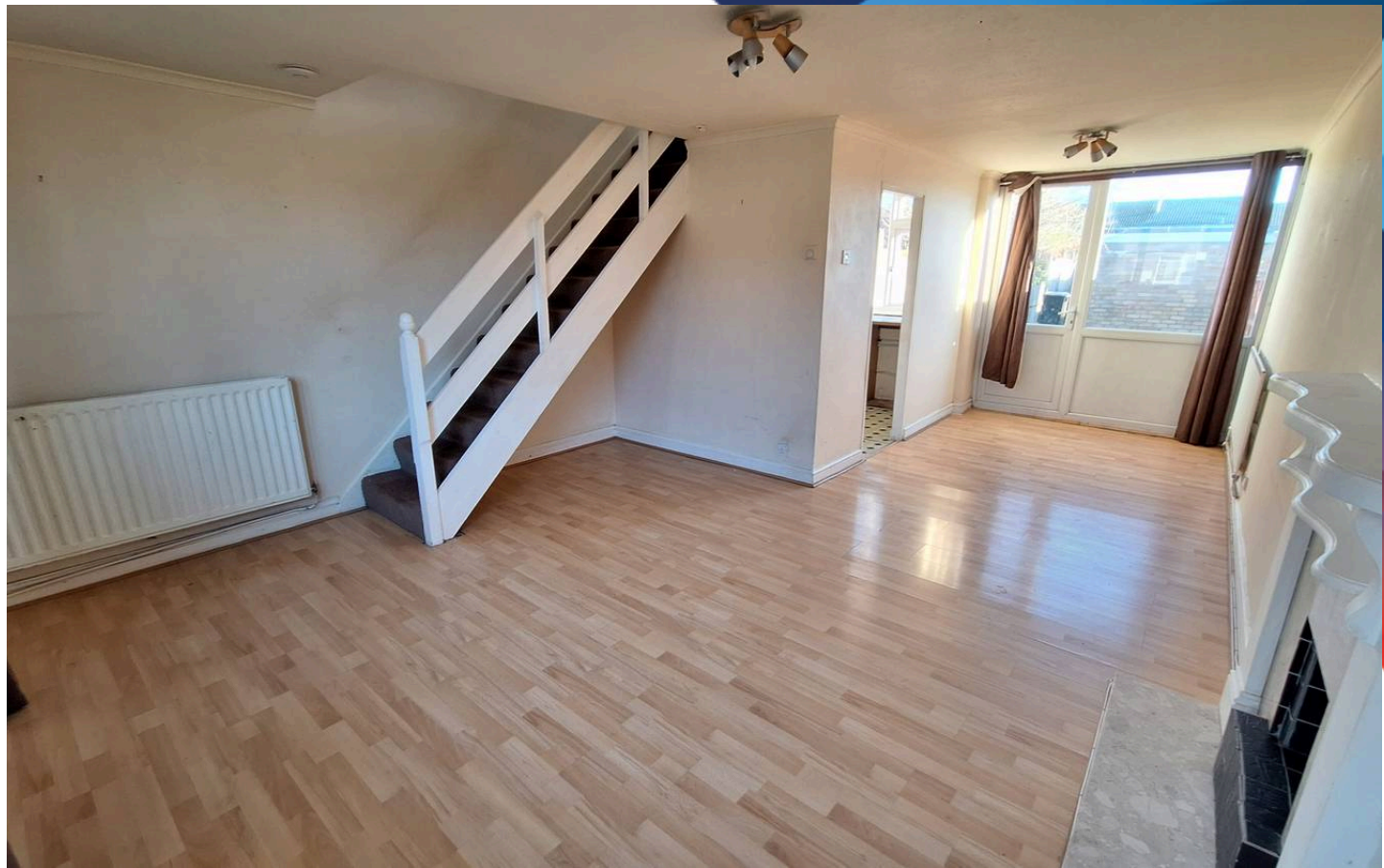
cartwright  
hands

# 5 Standish Close

## Coventry

- Two Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom
- Garden
- Garage
- Freehold
- EPC C (70)
- Council Tax Band B

This two bedroom terraced house is ideal for first time buyers as well as investors, situated in a popular location, the accommodation features: entrance porch, lounge/diner, kitchen, two bedrooms and bathroom. There is an enclosed garden to the rear and a single garage. The property is offered with no onward chain.



## On the ground Floor

### Entrance Porch

Double glazed door to front, double glazed window to front, storage cupboard, door to lounge/diner.

### Lounge/Dining Room

Double glazed windows to front & rear, fire place, stairs to first floor, radiators, doors to kitchen and rear garden.

### Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, space for fridge/freezer, space for washing machine, gas cooker point.

## On the First Floor

Landing

### Bedroom One

Double glazed window to front, radiator.

### Bedroom Two

Double glazed window to rear, radiator.

### Bathroom

Opaque double glazed window to rear, panelled bath, low level WC, wash hand basin.

### Rear Garden

Patio leading to lawn area, flower beds with plants and trees, enclosed by timber fence boundary and gated rear access.

### Garage

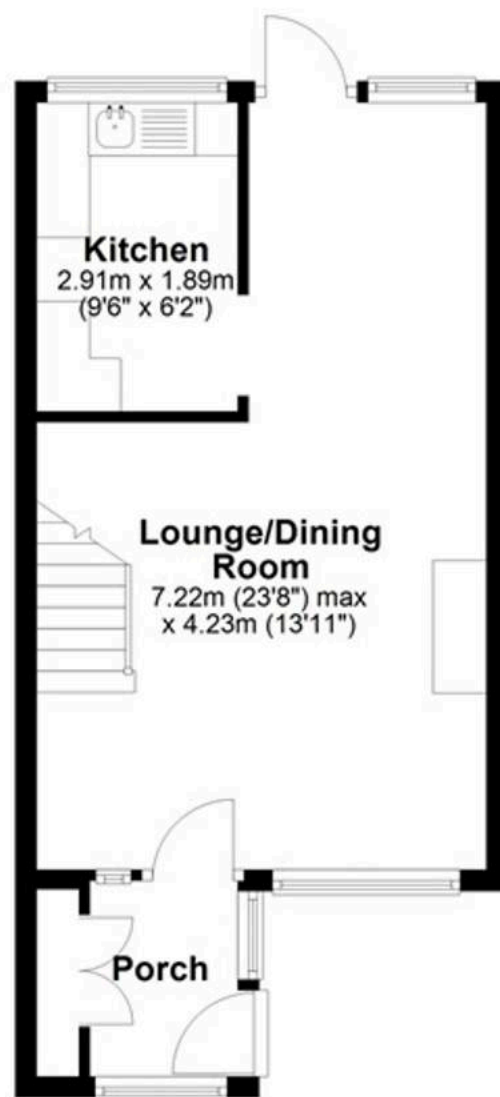
Single garage to the rear with up & over door.

### Services

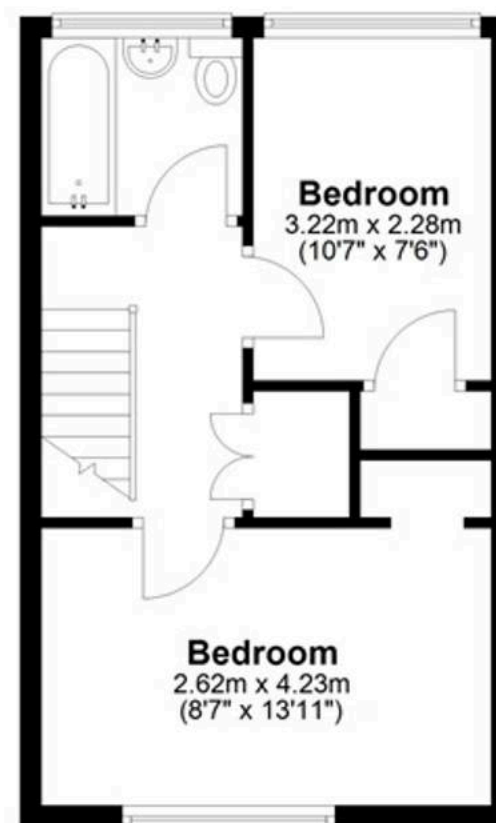
We believe all mains services are connected to the property (not tested).



## Ground Floor



## First Floor



Total area: approx. 64.8 sq. metres (697.6 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

### Special Notes

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. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### 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.



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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.