

Duncroft Avenue,
Coundon,
Coventry,
CV6

157,950



- Double fronted one bedroom Semi Detached Bungalow with NO CHAIN
- Spacious lounge and kitchen with hob and oven
- Double bedroom
- Bathroom
- Direct access brick garage and small garden
- Would suit single or retired couple
- EPC D



Ref: PRB12736

Viewing Instructions: Strictly By Appointment Only



General Description

* Vestibule hall * Spacious lounge with coal effect living flame gas fire * Kitchen with split level hob and oven * Double bedroom * Bathroom with white suite * Direct access brick built garage with additional parking * Front and enclosed rear garden * Occupying a pleasant position within this Avenue backing onto Bablake playing fields, here is an attractive double fronted one bedroomed Semi Detached Bungalow. The property incorporates compact well planned accommodation which would ideally suit a single or retired couple to be sold with NO CHAIN. The property has been well maintained having gas central heating together with uPVC sealed unit double glazed windows where specified, and enjoys a small pleasant private paved rear garden. Coundon is situated to the North West of the city with the Bungalow enjoying a pleasant setting within walking distance of local shops and bus services as well as being within easy access of the city centre.

Accommodation

Accommodation comprises

Entrance Door

To the

Vestibule Hall



Spacious Lounge (15' 10" x 11' 06") or (4.83m x 3.51m)



Kitchen (9' 06" x 7' 08") or (2.90m x 2.34m)

From the lounge

Inner Hall



Double Bedroom (12' 07" x 9' 05") or (3.84m x 2.87m)

Refurbished Bathroom (6' 10" x 6' 07") or (2.08m x 2.01m)

Rear double glazed sun lobby

Leading to the rear garden.



Outside

Direct access via tarmacadam driveway to the brick built garage with up and over door. Open plan paved foregarden with attractive rose beds, side gate through to the private fully fenced rear garden backing onto Bablake playing fields.

Location

From the city proceed out via Holyhead Road at the traffic lights turn right into Moseley Avenue, at the traffic lights turn left into Barker Butts Lane at the traffic island continue into Westhill Road and into Hollyfast Road, right into Norman Place Road, right into Duncroft Avenue and the property can be found on the right hand side recognised by the for sale board.

Services

We believe all mains services are connected to the property.

Fixtures and Fittings

Only those items mentioned in these sales particulars are included in the sale.

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.

Note

It should be noted that the Draft Sales particulars have not been verified by the vendor. If you wish to receive an approved copy please do not hesitate to contact us.

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.

Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

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.

Services

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.