cartwright hands

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Marlborough Road,
Stoke,
Coventry,
CV2 4EN

141,500

- Well presented End Terrace House
- Attractive Lounge
- Dining sitting room
- Fitted kitchen with hob and oven
- Fully tiled bathroom
- 2 bedrooms
- uPVC double glazed windows
- No Chain
- Viewing Highly Recommended

Ref: PRB12991

Viewing Instructions: Strictly By Appointment Only

cartwright hands

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General Description

Situated close to the Ball Hill shopping parade, here is a well presented two bedroomed end of terrace property. The property represents ideal first time buyer accommodation or for investment purposes to be sold with no chain and ready to move into.

The property is situated within the district of Ball Hill in Stoke to the Eastern side of the city, within easy access of local amenities as well as bus services to the city centre.

Accommodation

Accommodation compises

On the ground floor

Double glazed entrance door

To the

Attractive Lounge (11' 0" x 11' 0") or (3.35m x 3.35m)

Marble fireplace with Adam style surround with living flame gas fire.

Dining sitting room (12' 0" x 11' 0") or (3.66m x 3.35m)

Marble fireplace with coal effect living flame gas fire.

Fitted Kitchen (8' 0" x 6' 05") or (2.44m x 1.96m)

Incorporating split level hob and oven.

Inner Lobby

Space with plumbing for automatic washing machine and space for refrigerator. Wall mounted Main gas multipoint water heater.

Fully tiled Bathroom

With traditional white three piece suite and shower unit with circular rail.

On the first floor

Landing

Bedroom 1 (11' 0" x 11' 0") or (3.35m x 3.35m)

Wall mounted Dimplex electric panel heater.

Bedroom 2 (12' 0" x 11' 0") or (3.66m x 3.35m)

Two double and single wardrobes. Wall mounted Valour Nevada convector heater.

Outside

Walled foregarden, enclosed paved rear garden with privet hedging to all sides giving a wealth of privacy.

Location

From the city proceed out via Binley Road turning left into Marlborough Road and the property can be found towards the far end on the right hand side recognised by the for sale board.

Tenure

The property is freehold

Fixture & Fittings

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

Services

We believe all mains services are connected to the property.

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.

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:32

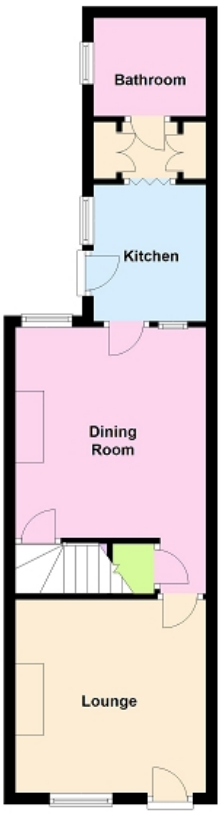
Tenure

We are informed that the tenure is Freehold

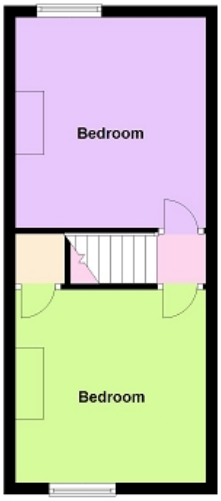
Council Tax

Band Not Specified

Ground Floor



First Floor



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.