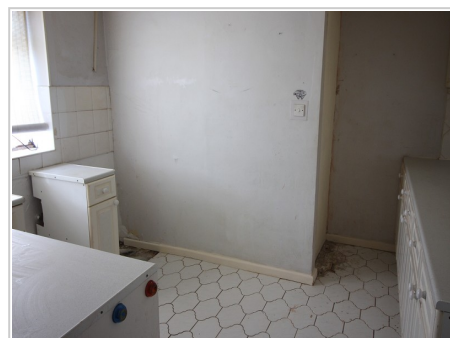


Bliss Close,
Tile Hill,
Coventry,
CV4 9QA

137,995



- Deceptively spacious 3 bedroom Terrace
- Gas central heating and double glazing
- Lounge/Dining room
- 3 Double bedrooms
- Ground floor cloakroom
- 1st floor wet room
- Vacant possession with NO CHAIN

Ref: PRB12993

REDUCED

Viewing Instructions: Strictly By Appointment Only



General Description

This deceptively spacious three bedroomed terrace property represents ideal family accommodation or for investment purposes to be sold with no chain. There is gas central heating together with uPVC double glazed windows, however offers excellent scope by way of certain refurbishment and re-decoration.

The property is situated in a pleasant pedestrian walk-way along Bliss Close within easy access of The Jardine Crescent shopping parade, local schools and bus services to the city centre as well as local road networks.

Accommodation

Accommodation comprises

On the ground floor

Entrance door

To the

Entrance Hall

Cloakroom

With low level W.C.

Full width lounge/dining room (19' 09" x 13' 07") or (6.02m x 4.14m)

uPVC double glazed patio doors to the rear garden.

Kitchen (7' 10" Min x 11' 0") or (2.39m Min x 3.35m)

On the first floor

Landing.

Access to the loft space. Built-in airing cupboard housing the Vaillant gas fired boiler supplying the central heating and domestic hot water.

Bedroom 1. (13' 0" x 11' 0") or (3.96m x 3.35m)

Bedroom 2 (10' 10" x 10' 01") or (3.30m x 3.07m)

Bedroom 3. (13' 04" x 8' 10") or (4.06m x 2.69m)

Fully tiled Wet Room (6' 07" x 5' 06") or (2.01m x 1.68m)

Outside

Open planned lawned foregarden. Fully fenced rear garden with paved terrace, pathway and lawned area.

Location

From the city proceed out via Spon End bearing left into Hearsall Lane continue over Hearsall Common at the traffic island turn right into Broad Lane, left into Jardine Crescent, right into Coleman Street, right into Bliss Close and the property can be found on the left hand side recognised by the for sale board along the pedestrian walk-way.

Tenure

The property is freehold

Services

We believe all mains services are connected to the property.

Fixture 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:70

Tenure

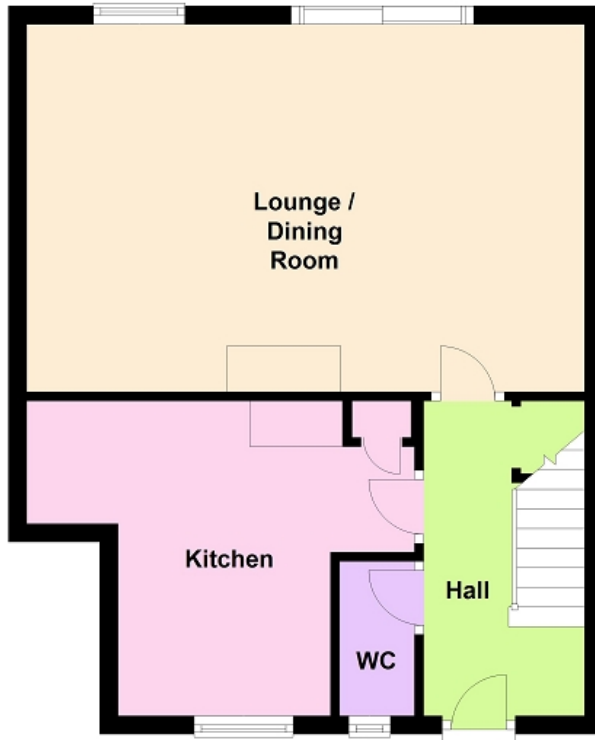
We are informed that the tenure is Freehold

Council Tax

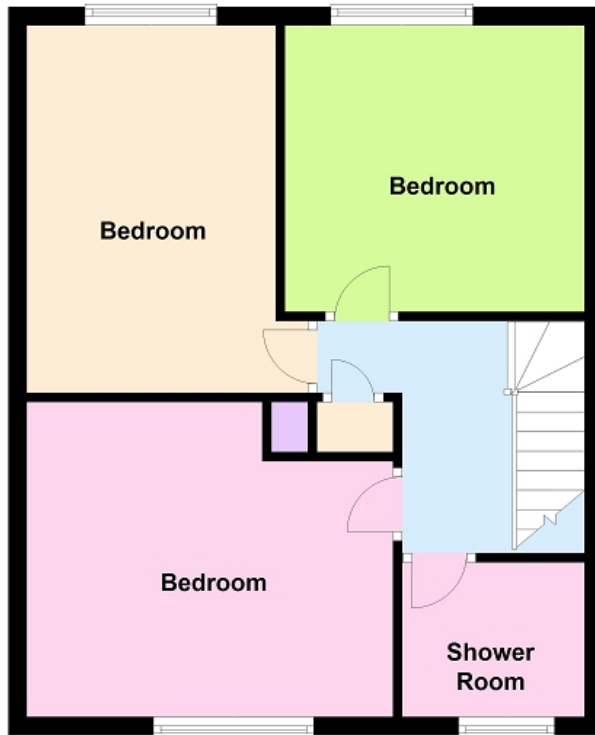
Band Not Specified



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.