

**Dillam Close | Longford | Coventry | CV6 6EH****£90,000**

LewisOliver are proud to offer this spacious first floor maisonette in Longford. The property benefits from no upward chain and would be an ideal investment purchase. The property briefly comprises of an Entrance Hall, Landing, Lounge, Kitchen, Two Bedrooms and Family Bathroom. The property also benefits and a private garden area in need of clearance. For further information or to book a viewing please call LewisOliver Today.

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- SPACIOUS LOUNGE
- NO UPWARD CHAIN
- IDEAL INVESTMENT BUY



ENTRANCE HALL/LANDING

Comprising of stairs up to first floor, central heating radiator, cupboard, double glazed window to side aspect and doors to

LOUNGE

14' 3" x 10' 11" (4.36m x 3.33m) Comprising of double glazed window to the front aspect, central heating radiator and gas feature fireplace

KITCHEN

10' 5" x 5' 10" (3.19m x 1.79m) Comprising of double glazed window to the rear aspect, central heating radiator, wall and base units with work surface over and a stainless steel sink and drainer, gas hob with cooker hood over, electric oven and space for domestic appliances

BEDROOM ONE

12' 8" x 9' 11" (3.87m x 3.04m) Comprising of double glazed window to the rear aspect and central heating radiator

BEDROOM TWO

10' 9" x 6' 5" (3.29m x 1.97m) Comprising of double glazed window to the front aspect and central heating radiator

BATHROOM

Comprising of double glazed obscure window to the side aspect, low level WC, wash hand basin, bath with shower over, central heating radiator and tiling to splash prone areas

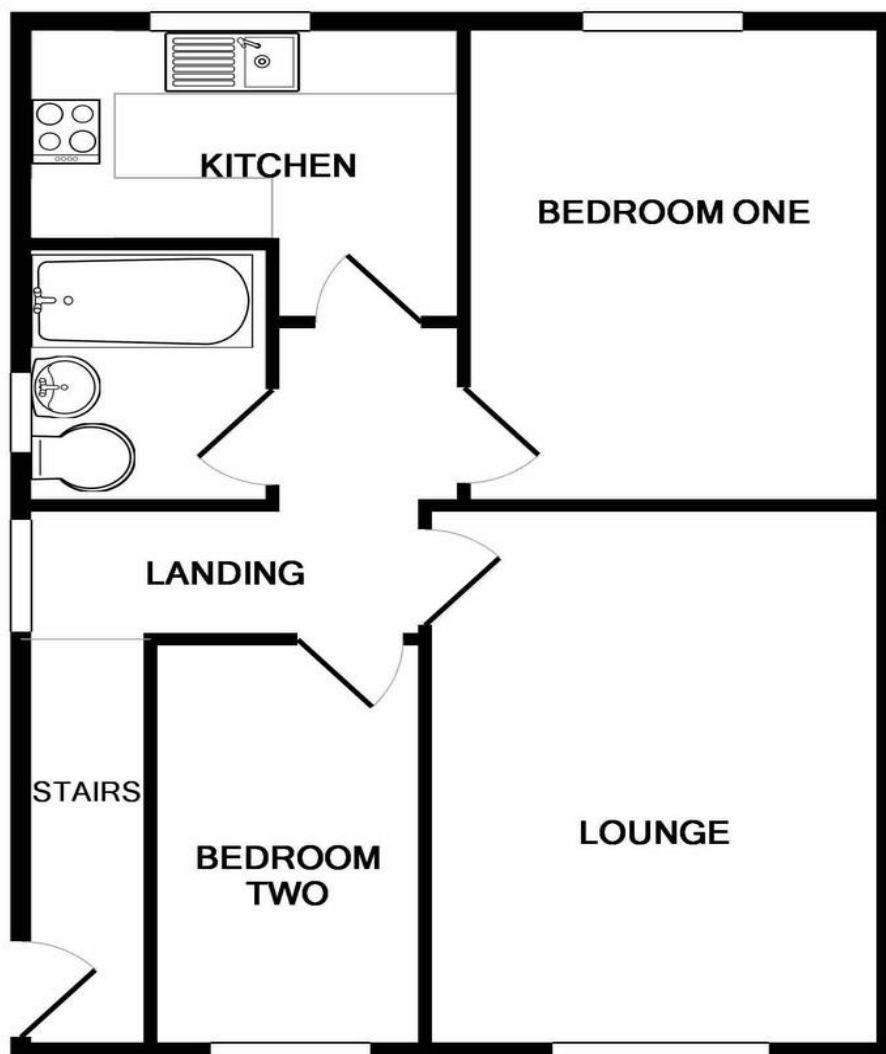
DISCLAIMER

Please Note: LewisOliver have made every effort to ensure the accuracy of the information provided and prospective purchasers are advised to check all measurements before making any related purchases. Should you have a specific query do not hesitate to contact the office.

Tenure: We are advised that the property is Leasehold with approximately 940 years remaining on the lease and has an annual ground rent of £10, but recommend that prospective purchasers confirm this with the vendor's solicitor.

Fixtures, Fittings and Services: Since these have not been tested it is advised that all are verified and that all services are in working order to confirm their condition. Fixtures and Fittings are excluded unless referred to in the sales particulars.

Money Laundering Regulations: LewisOliver will ask prospective purchasers to produce identification documents to support any offers.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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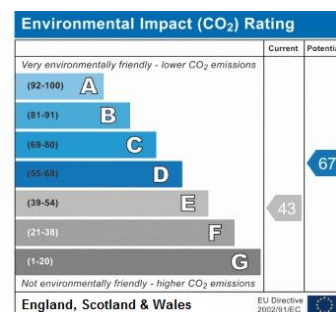
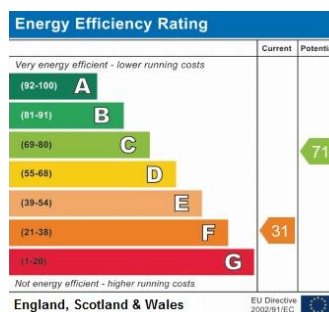
Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements