



**fosterlewis&co**  
residential property services



- Sought after Coundon
- Three bedroom
- Extended fitted kitchen
- Through lounge/diner

**Evenlode Crescent, Coundon, Coventry, CV6 1BN**

**£195,950**

\*\*\*THREE BEDROOM HOME IN POPULAR COUNDON, WITHIN SOUGHT AFTER SCHOOL CATCHMENTS\*\*\*in need of modernisation but would make a good first time buy or investment. With through lounge/diner, fitted kitchen, downstairs W/C, first floor shower-room, garage, double glazing and central heating. NO CHAIN





## Property Description

Foster Lewis and Co are delighted to offer for sale this three bedroom property in the popular area of Coundon, within sought after school catchment areas and close to local amenities. The property does require some modernisation but would make a good first time buy or investment and comprises of a hallway, through lounge/diner, extended galley style kitchen, downstairs cloakroom with W/C and hand basin, three bedrooms and first floor shower-room with shower-cubicle. The property also benefits from a garage, gardens to front and rear, central heating (Vaillant boiler), double glazing and has NO UPWARD CHAIN

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Measurements;

Entrance hall – 3.62 x 1.66m (to widest point)

Through lounge/diner – 6.98 x 3.21m

Kitchen – 5.15 x 2.49m

Bedroom one (front aspect) – 3.78 x 2.67m

Bedroom two (rear aspect) – 3.02 x 2.80m

Bedroom three (front aspect) – 2.26 x 2.07m

Shower-room – 1.91 x 1.74m

Viewings - only through Foster Lewis and Co head office on 02476 592929

Money laundering Act - intended 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.

Council Tax - please refer to [www.voa.gov.uk](http://www.voa.gov.uk) to verify this information.

Tenure - the vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.







Description - measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another.

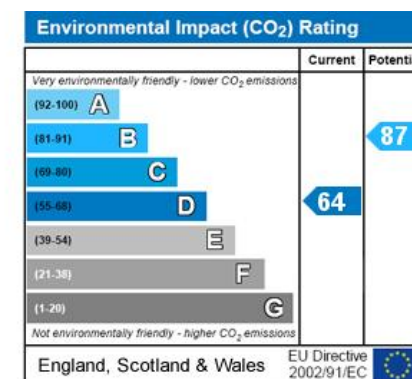
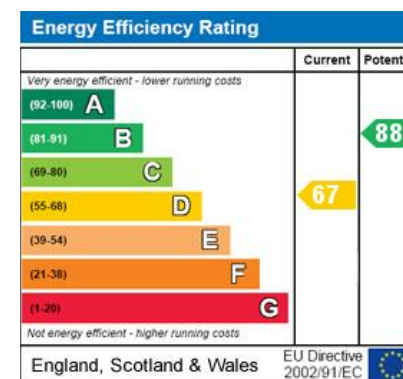
Consent - we have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Agents Opinion - these details imply the opinion of the selling agent at the time of these details were prepared and are subjective. It may be that the purchasers opinion may differ.

Every attempt has been made to ensure accuracy, photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings, therefore potential buyers are advised to recheck the measurements before committing to any expense. In accordance with the Property Mis descriptions Act (1991) the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. Foster Lewis and Co has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Total area: approx. 75.3 sq. metres (810.7 sq. feet)  
 Floor plan provided by Midland Energy Performance Certificates Limited 02476 444 111.  
 Please see main description for room sizes.  
 Plan produced using PlanUp.



94B Barkers Butts Lane  
 Coundon  
 Coventry, CV6 1DZ

www.fosterlewisandco.com  
 02476 592929  
 info@fosterlewisandco.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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