



Lincroft Crescent, Coventry CV5 8GY
Offers Over £240,000

archerbassett
LETTINGS AND SALES

** NO UPWARD CHAIN ** This substantial three bedroom, double bayed family home is well placed for good local schools and local amenities and is offered with no upward chain. From the entrance hallway is a spacious through lounge/diner with feature fireplace and patio door leading to garden. The extended modern kitchen features a range of wall & base units with an 8-ring Range cooker. To the first floor is two double bedrooms with the premier bedroom having fitted wardrobes and a well portioned single bedroom, the fully tiled modern family bathroom has a white suite to include bath with shower over. Other features include double glazing & central heating, externally there is a low maintenance front garden and rear garden which is laid to lawn with graveled area.

Lounge/Diner

9'10" x 22'2" (3.01m x 6.78m)

Double glazed bay window to front and French door to rear. Spacious Lounge/Diner with laminate flooring and feature fireplace.

Kitchen

7'8" x 19'2" (2.35m x 5.85m)

Double glazed window to rear, extended kitchen with a range of wall and base units including a 8 ring Range cooker.

Bedroom 1

8'5" x 14'2" (2.58m x 4.32m)

Double glazed bay window to front, spacious double room with fitted wardrobes.

Bedroom 2

10'0" x 10'10" (3.05m x 3.32m)

Double glazed window to rear with views of garden, spacious double room with carpet

Bathroom

6'8" x 5'1" (2.05m x 1.55m)

Double glazed window to rear with privacy glass. Modern and fully tiled family bathroom with white suite to include bath with shower over, W/C and hand wash basin

Bedroom 3

6'10" x 7'8" (2.09m x 2.35m)

Double glazed window to front, single room with carpet.

Tenure - Freehold

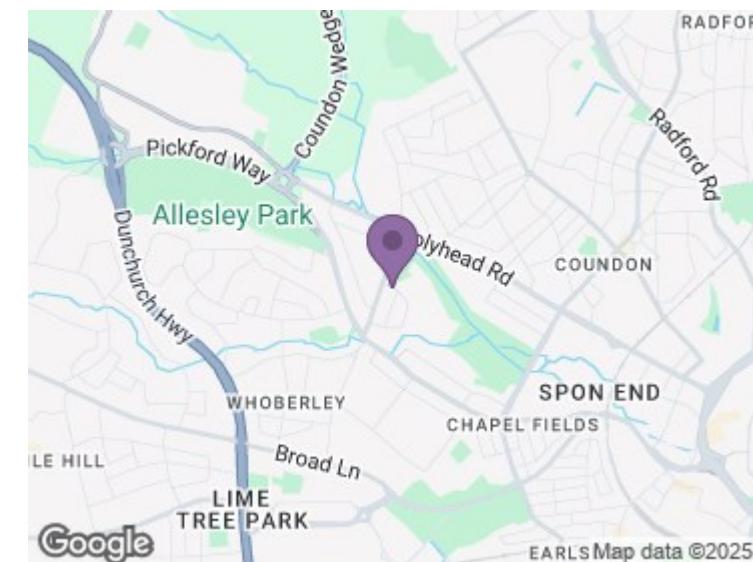
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

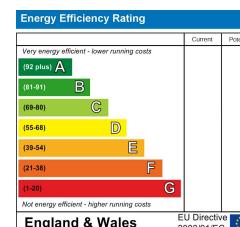
Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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