



## 67 Emerson Road, Poets Corner, Coventry, CV2 5HU

Asking Price £165,000



Three Bedroom Mid Terrace House  
Extended to the rear  
Spacious Lounge and Dining room  
Ground Floor Bathroom  
In need of refurbishment  
Gardens to front and rear  
Potential Rear vehicle access  
uPVC Double glazed and gas centrally heated

**Front Door:**

UPVC Double glazed door into the porch.

**Porch**

UPVC double glazed windows to sides, door to the hallway.

**Hall**

Central heating radiator, door to lounge and first floor.

**Lounge**

3.5m (max) (11' 6") x 3.9m (into bay window) (12' 10")

UPVC double glazed window to the front, central heating radiator, fireplace, archway to dining area.

**Dining area**

4.4m (14' 5") x 3.7m (12' 2")

Central heating radiator, Understairs cupboard, door to shower room and archway to kitchen.

**Shower Room**

UPVC Double glazed window to the rear, shower cubicle, low level WC and vanity sink.

**Kitchen**

3.3m (10' 10") x 2.2m (7' 3")

UPVC double glazed window to the rear, fitted cupboards, plumbing space for dishwasher and washing machine, space for fridge/freezer, built in hob and oven, one a half stainless steel sink unit and mixer tap, UPVC double glazed door to rear garden.

**Bedroom One**

3.5m (11' 6") x 3.2m (into bay) (10' 6")

UPVC double glazed window to the front, central heating radiator and large alcove.

**Bedroom Two**

2.8m (9' 2") x 3.7m (12' 2")

UPVC Double glazed window to rear garden, central heating radiator.

**Bedroom Three**

1.5m (4' 11") x 2.4m (7' 10")

UPVC double glazed window to the rear, built in storage cupboard, access to loft.



**Front**

Brick wall to front and fenced to side.

**Rear**

Brick wall and fenced to sides, rear vehicle access.

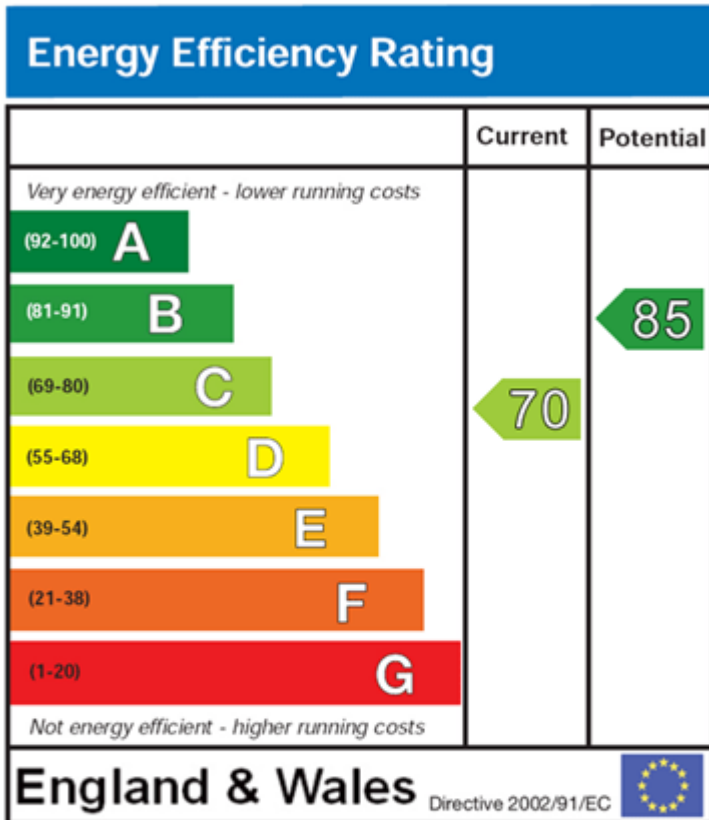
**Agents Notes**

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS 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. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

**Tenure**

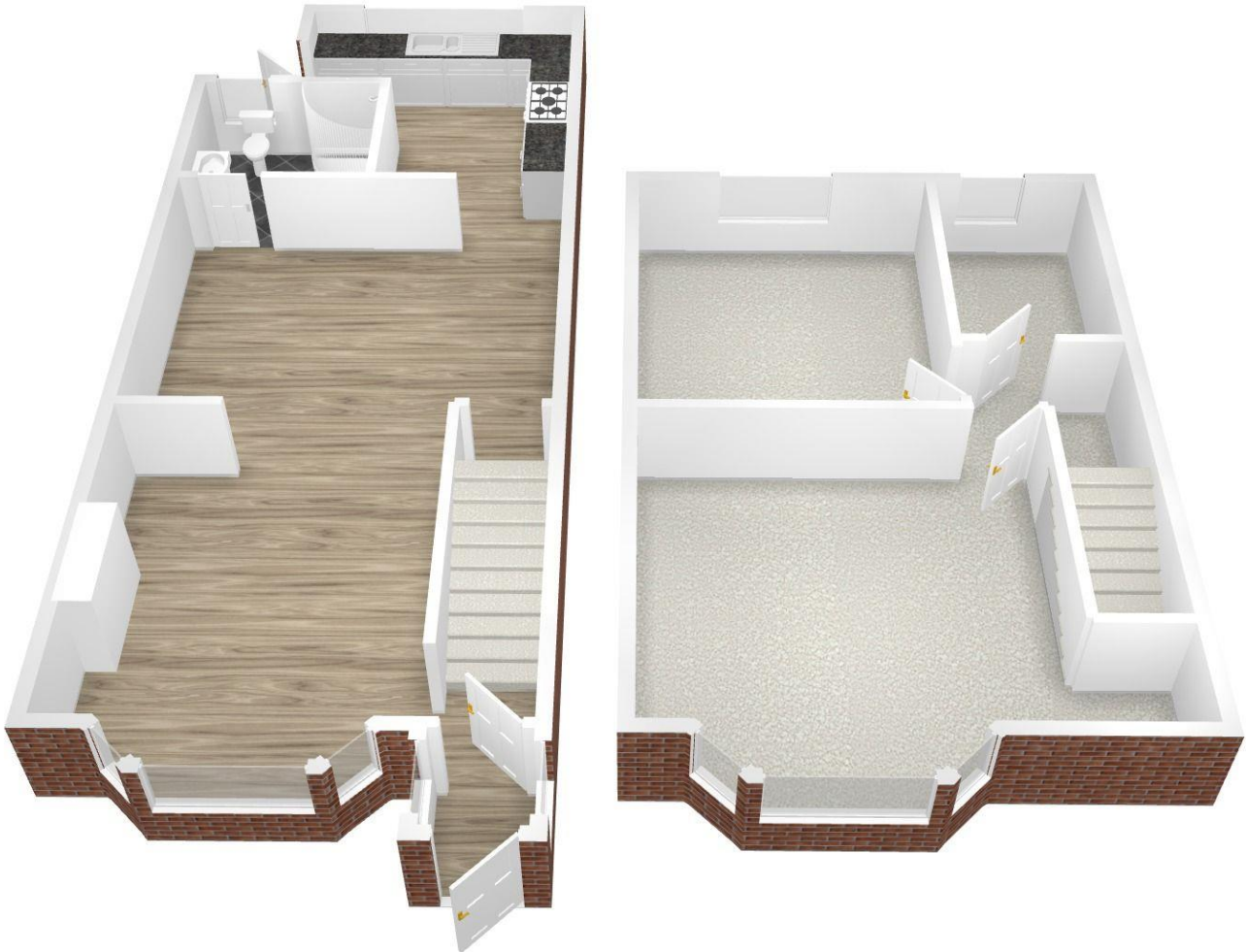
We understand the property is Freehold but Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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**IMPORTANT NOTICE**

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

**AGENTS NOTES**

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.

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