



138 Sedgemoor Road, Stonehouse Estate, Coventry, CV3 4DZ

Asking Price £122,500



**TWO BEDROOM GROUND FLOOR FLAT
SITUATED TO THE EAST SIDE OF THE CITY
uPVC DOUBLE GLAZED & GAS CENTRALLY HEATED
LOUNGE
FITTED KITCHEN AND BATHROOM
VACANT POSSESSION
LONG LEASE WITH APPROX 114 YEARS REMAINING**

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Accommodation Comprising

uPVC double glazed door to:

Hall

Central heating radiator. understairs cupboard. Doors to all rooms. Airing cupboard housing boiler.

Lounge

14'4 (4.27 M) approx. x 10'11 (3.05 M) approx.

uPVC double glazed window to the front. Central heating radiator. Feature electric fire and surround.



Bedroom 1

10'0 (3.05 M) approx. x 12'10 (3.66 M) approx.

uPVC double glazed door and window to the rear. Central heating radiator.

Bedroom 2

11'3 (3.35 M) approx. x 6'6 (1.83 M) approx.

uPVC double glazed window to the front. Central heating radiator.



Bathroom

Refitted traditional white suite comprising of panelled bath with shower over. Low level wc and pedestal wash hand basin. Fully tiled walls. Central heating radiator. uPVC double glazed window to the side.

Kitchen

6'1 (1.83 M) approx. x 10'4 (3.05 M) approx.

Having ample wall and base units with work surfaces over. Built in gas oven with electric hob and extractor fan over. Single drainer stainless steel sink unit with mixer tap. Plumbing and space for automatic washing machine. Central heating radiator. uPVC double glazed window to the rear.



Exterior

Gardens

Rear Garden.

AGENTS NOTES

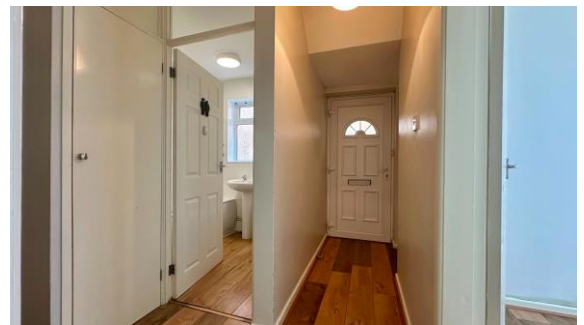
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These

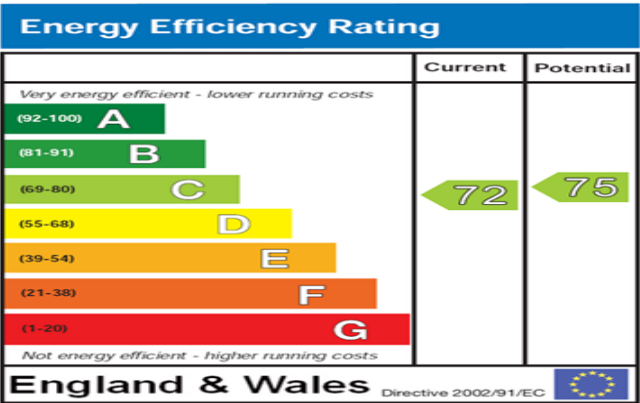


particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - LEASEHOLD

TENURE - We understand from the vendor that the property is Leasehold - Lease with 125 years from 15 December 2015. Ground rent approx £100 per annum paid to Estates and Management. No service charge. Alternative Estates has 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.

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.