Huntingdon Road Earlsdon Coventry CV5 6PU

£369,950

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Huntingdon Road

Earlsdon Coventry

- Three bedrooms
- Two Reception Rooms
- Shower Room
- Mature rear garden
- HMO Licence for four individuals
- The property is freehold.
- EPC C (69)
- Council Tax Band C

This three bedroom Double bayed terraced family home is situated in a sought after part of Earlsdon with easy access to the local shops and amenities in Earlsdon as well as easy access to the Train Station and the city centre.

The accommodation benefits from new sash windows fitted in 2023 and features: entrance hall, two reception rooms, kitchen/diner, three bedrooms and shower room. Mature rear garden. The property also benefits from an HMO Licence and is offered with no onward chain.

On the ground floor

Entrance hall
Door to front, stairs to first floor, doors to lounge, sitting room. Minton tiled floor.

Lounge
Double glazed bay window to front.

Sitting Room
Double glazed window to rear, radiator, understairs cupboard, door to kitchen/diner.

Kitchen/Dining Room
Double glazed windows to side and rear. Range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, Integrated dishwasher, integrated fridge/freezer, space for washing machine, integrated four ring ceramic hob and double oven. Wall mounted gas central heating boiler, radiator, door to rear garden.

On the first floor

Landing
Doors to bedrooms and shower room. Original cupboard on the landing giving storage and shelf space. Radiator.

Bedroom 1
Double glazed bay window to front, radiator.

Bedroom 2
Double glazed window to rear, radiator.

Bedroom 3
Double glazed window to rear, radiator.

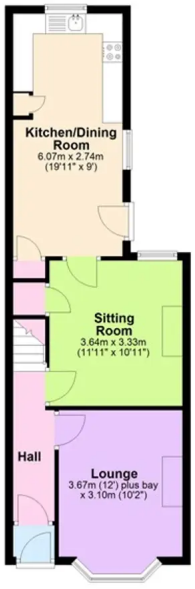
Shower Room
Opaque double glazed window to side, Shower cubicle with electric shower, low level WC, wash hand basin, heated towel rail.

Outside
Patio area with flower beds, well stocked with flowers plants, bushes and trees, enclosed by timber fence boundary and gated rear access, timber garden shed.

Services
We believe all mains services are connected to the property (not tested).

Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 97.0 sq. metres (1044.0 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

First Floor

Approx. 48.4 sq. metres (521.2 sq. feet)

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Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale.

If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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