



40 Humber Avenue, Stoke, Coventry, CV3 1AY

Offers in Excess of £140,000



Mid Terraced Two/Three Bedroom House
No Onward Chain
Fitted Kitchen
Lounge/Dining Room
Ground Floor Bedroom/Reception Room
Re-Fitted Ground Floor Bathroom
Two Double Bedrooms to the First Floor
Low Maintenance Rear Garden
On Street Parking

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

Upvc door into hallway

Hallway

4.75m (15' 7") x 1.02m (3' 4")

Hallway with doors to lounge/bed three and living/dining room, stairs to first floor

Lounge/bed 3

3.4m (11' 2") x 2.5m (8' 2")

Central heating radiator, built in storage cupboard, Double glazed window to the front.

Living/Dining room

3.6m (11' 10") x 3.52m (11' 7")

Central heating radiator, Under stairs storage cupboard, Double glazed window to rear, open to the Kitchen:

Kitchen

2.26m (7' 5") x 1.89m (6' 2")

Ample wall & base units with work tops over, stainless steel sink with drainer, space for gas cooker, space for washing machine, space for fridge/freezer, double glazed window to side, doorway to:

Lobby

0.75m (2' 6") x 1.55m (5' 1")

doors to Bathroom, cupboard and garden.

Bathroom

1.63m (5' 4") x 1.8m (5' 11")

Low Level WC, hand wash basin, pannelled bath with shower over & shower screen, chrome heated towel radiator, double glazed window to the side.

Bedroom 1

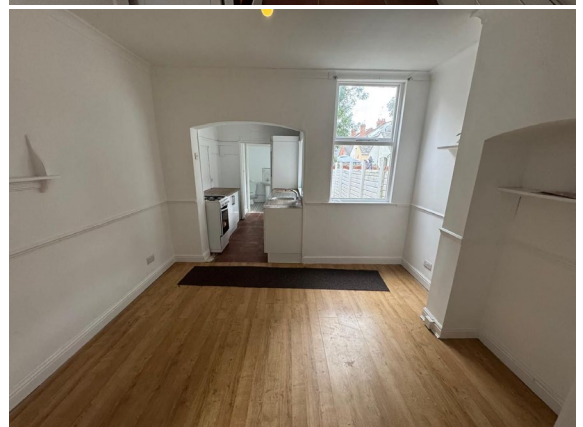
3.3m (10' 10") x 3.6m (11' 10")

Central heating radiator, double glazed window to front.

Bedroom 2

3.5m (11' 6") x 3.5m (11' 6")

Central heating radiator, built in cupboard, double glazed window to rear.



Rear

Low maintenance rear garden, pedestrian access to rear, wooden fencing to sides.

Front

On Street Parking

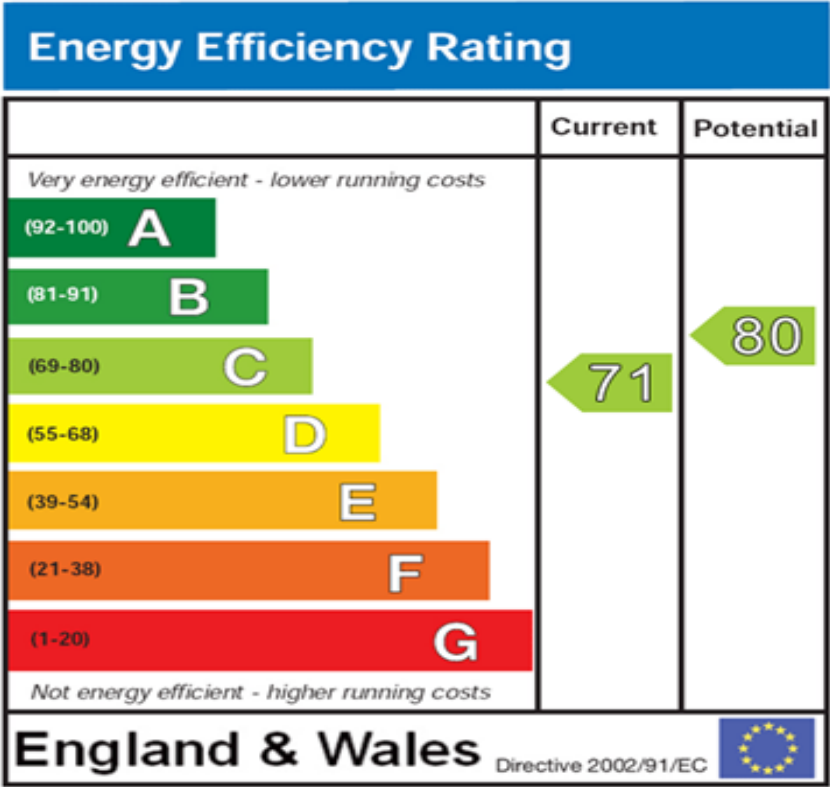
Tenure - Freehold

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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.





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.

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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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