



TAILOR MADE
SALES & LETTINGS



Evenlode Crescent

Coundon, Coventry, CV6 1BP

Offers Over £210,000



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An excellent opportunity for a first time buyer to get onto the property ladder with this superbly presented, fully renovated two double bedroom, double bay fronted terraced property located in the desirable area of Coundon, ideally positioned within easy reach of a wide range of local amenities, Alvis Retail Park, popular school choices and excellent transport links in and out of the city.

The property has a wall enclosed, lawned frontage which could be converted at a later date to off-road parking, excellent sized rear garden, separated into a raised decked seating area and steps down into a wall and fence enclosed lawned area.

This fully renovated home, comprises a small entrance hallway leading into a lovely open plan modern living / dining / kitchen, full of natural light and great for home entertaining. The kitchen area comprises a range of white gloss units, integrated appliances and dog leg area for sink, dishwasher and storage.

The first floor comprises two excellent double bedrooms and a modern, fully tiled bathroom with bath and shower over, WC and wash hand basin.

We have been advised the current owner is going into rental accommodation and no onward chain is being offered.

Full Property Summary

Entrance Hallway

Door into the main living area and stairs to the first floor accommodation.

Living / Dining / Kitchen Area

Double glazed bay window to the front elevation, central heating radiators to the lounge and dining area. Double glazed patio doors onto the garden. The kitchen comprises a range of white gloss wall and base units, with feature splash back and end panel. There is a large breakfast bar, and range of integrated appliances including a fridge freezer, four ring electric hob, integrated washer / dryer, extractor hood and sink drainer.

First Floor Landing

Doors off to both double bedrooms and the bathroom

Bedroom One

A spacious double bedroom with two double glazed windows to the front elevation and central heating radiator.

Bedroom Two

Double glazed window to the rear elevation, built in cupboard housing a gas combination boiler and central heating radiator.

Bathroom

A modern fully tiled bathroom comprising a bath with shower over, glass screen, wash hand basin with vanity unit, WC, heated towel rail and double glazed window to the rear.

How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society

Tel: 024 76939550

book or solicitors letter)

- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

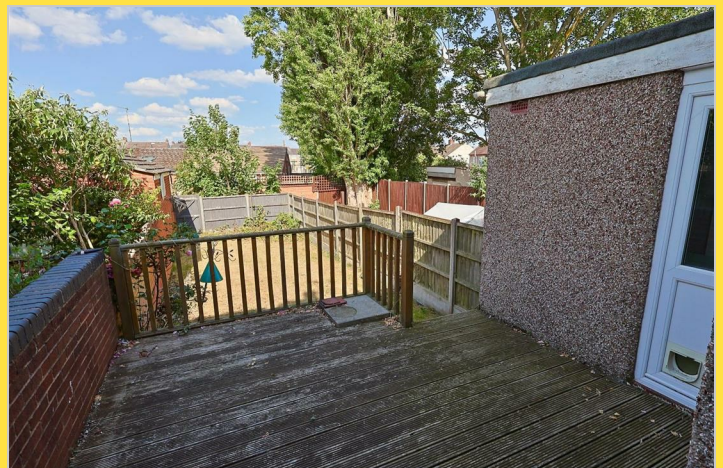
The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



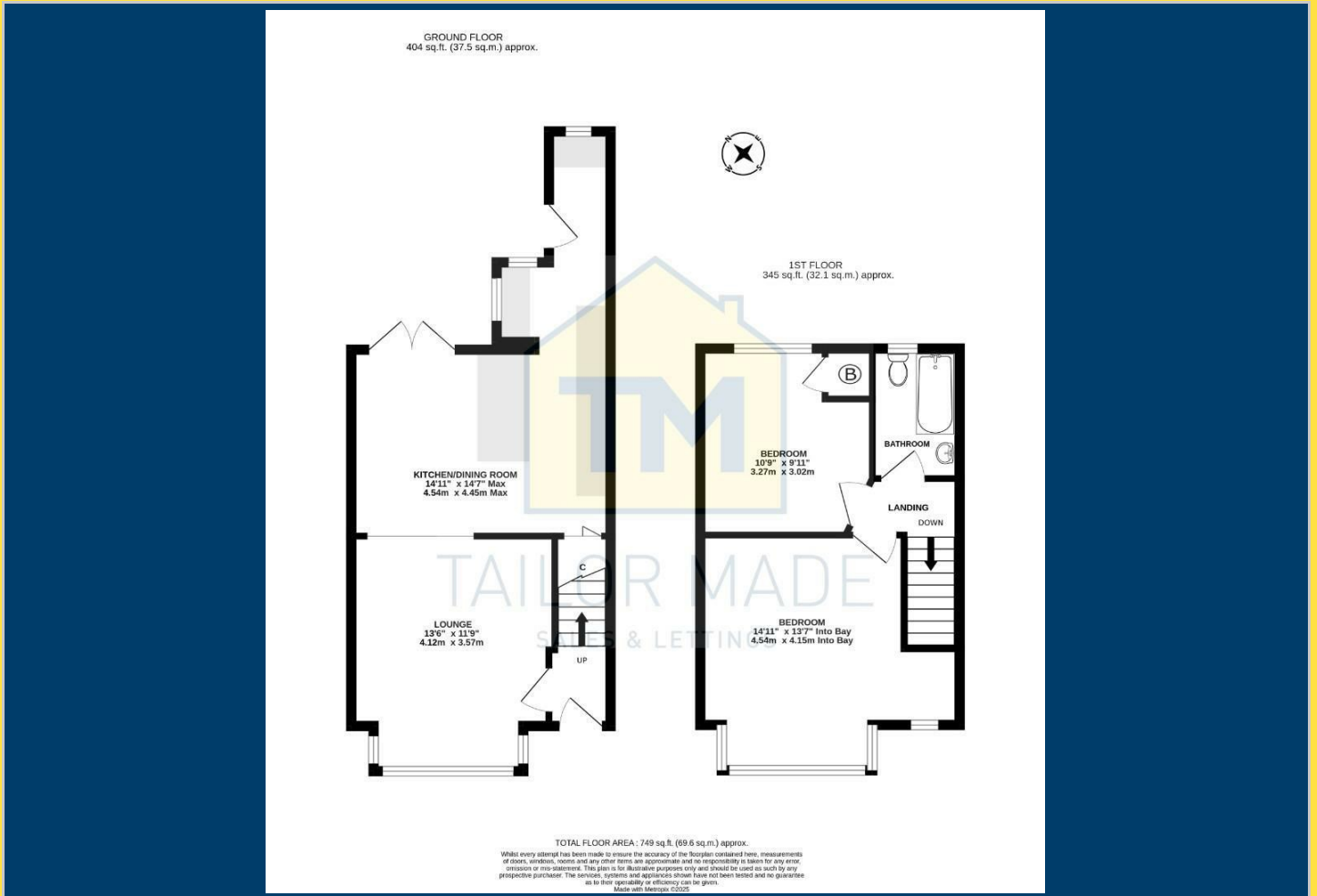
Hybrid Map



Terrain Map



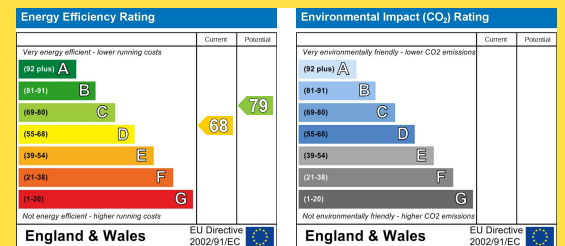
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.