



**£159,950**

Hugh Road, Stoke, Coventry, CV3 1AE

Terraced House | 2 Bedrooms | 1 Bathroom

**Benburys**  
SALES AND LETTINGS

0247 6661 553

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# Step Inside

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## Key Features

- NO CHAIN
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- ELECTRIC HEATING
- DOWN STAIRS BATHROOM
- COUNCIL TAX BAND A
- EPC RATING E
- CLOSE TO LOCAL AMENITIES

## Property Description

**\*\*NO UPWARD CHAIN\*\* TWO RECEPTION ROOMS\*\* TWO DOUBLE BEDROOMS\*\*** Benburys are pleased to present this lovely two bedroom family home which is ideal for first time buyers/investors. The property briefly comprises of two reception rooms, modern fitted kitchen and bathroom to the ground floor and two double bedrooms to the first floor and lovely garden to the rear. The property has lots of storage, is all electric and fitted with energy efficient heaters which can be controlled via an app

## Main Particulars

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**Front Reception Room** - 11' 7" x 11' 3" -

**Rear Reception Room** - 11' 9" x 11' 11" -

**Kitchen** - 6' 11" x 10' 11"

**Bathroom** - 1.52m 2.74m x 1.83m 3.35m (5' 9" x 6' 11") -

**Bedroom One** - 11' 7" x 11' 3" -

**Bedroom Two** - 11' 9" x 11' 11"

**Rear Aspect** - Lovely well maintained rear garden with lawn area, decking and wooden shed

**Agents Notes** - 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. Anti money laundering checks now have to be completed on both the buyer and the vendor.

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: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

**Viewings** - We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

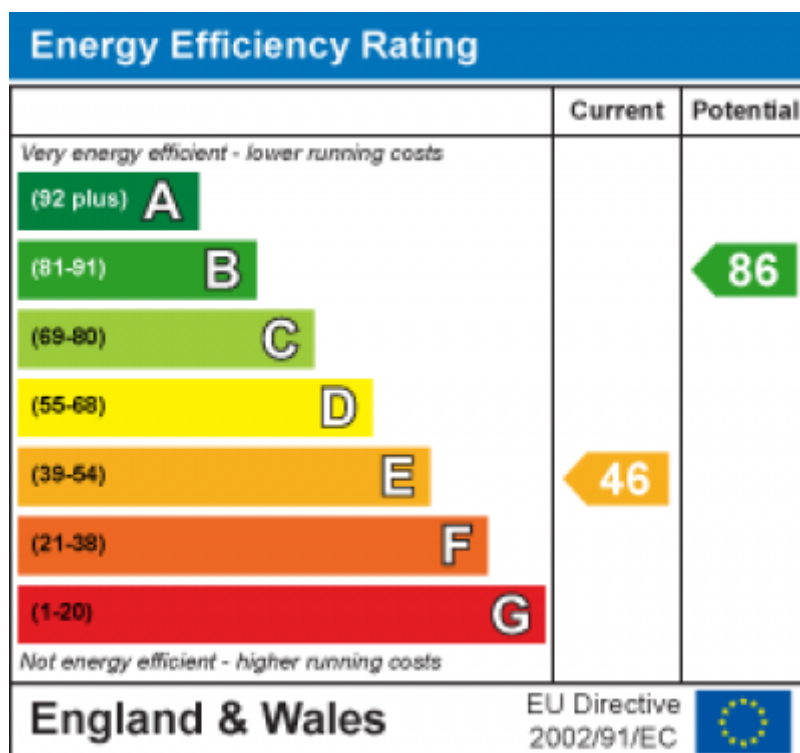
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