



£125,000

Orchard Drive, Eastern Green, Coventry

Maisonette | 2 Bedrooms | 1 Bathroom

Benburys
SALES AND LETTINGS

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www.benburys.co.uk



Step Inside

Key Features

- TWO BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN
- BATHROOM WITH SHOWER OVER BATH
- GARAGE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

Property Description

Welcome to Orchard Drive, Coventry - a charming location that could be the perfect setting for your new home! This maisonette, built between 1950-1959, offers two bedrooms, ideal for a small family or those looking for a bit of extra space.

Situated on the first floor, this maisonette provides a sense of privacy, allowing you to escape the hustle and bustle of everyday life. Additionally, the presence of a garage offers you the convenience of parking your vehicle securely and provides extra storage space for your belongings.

931 years remaining on the lease. £1 per annum ground rent. Property has a sitting tenant paying £650 per month.

Main Particulars

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Lounge - 4.341 x 3.316 (14'2" x 10'10") - Carpeted flooring, double glazed window to front aspect and double central heating radiator.

Bedroom 1 - 3.053 x 3.943 (10'0" x 12'11") - Carpeted flooring, double glazed window to the rear of the property, fitted wardrobes and double central heating radiator.

Bedroom 2 - 1.976 x 3.320 (6'5" x 10'10") - Carpeted flooring, double glazed window to the front of the property, fitted wardrobes, double central heating radiator and storage cupboard.

Kitchen - 3.176 x 1.813 (10'5" x 5'11") - Fitted with range of matching wall and base units including cupboards and drawers, free standing gas cooker, inset stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with upright fridge freezer and space for washing machine. Finished with vinyl flooring.

Bathroom - 1.977 x 1.672 (6'5" x 5'5") - Fitted with matching grey suite which features a panel bath with electric shower over and glass screen, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a single radiator and vinyl flooring.

Agency 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.

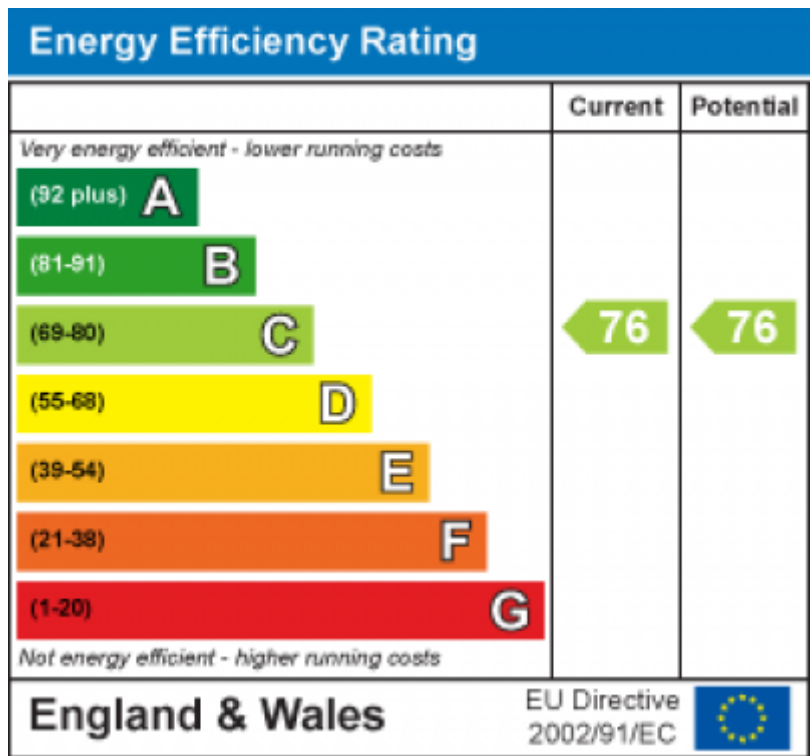
Viewings - We would be delighted to show you around this property.

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

www.benburys.co.uk

<https://www.facebook.com/CoventryLettings/>





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