

**LOT
11**

**Fieldside, Bennetts Road,
Keresley End, Coventry CV7 8HX**
***Guide Price: £100,000 - £120,000**



DESCRIPTION

2 bed semi-detached cottage with garage and workshop. In need of some improvement with potential to extend on the side (application currently pending). Ideal investment opportunity.

ACCOMMODATION

GROUND FLOOR

Porch leading to

Lounge: 15ft 4in x 11ft 6in max x 10ft min

Kitchen (& pantry): 15ft 6in max x 10ft 5in min x 10ft 11in max

Lean to: 15ft 2in x 4ft 3in

Workshop: 26ft 11in max x 17ft 4in min + 12ft 1in max x 4ft 6in min

W.C. and store room with sink

FIRST FLOOR

Bedroom 1: 11ft 7in max x 10ft 11in max x 8ft min

Bedroom 2: 11ft 1in x 11ft 7in max x 7ft 11in min

Bathroom: 11ft 4in x 6ft 7in

OUTSIDE

Front hardstanding area plus garage. (Freeholder retaining part of garden)

PLANNING

A planning application has been submitted for "Erection of single storey side extension." Ref: HH/2018/1992. For further information please contact Coventry City Council

TENURE

Freehold with vacant possession.

EPC RATING: D

ADDITIONAL COSTS

Administration Fee: £675 (£562.50 plus VAT)

Please see the legal pack for any further costs.