



20 Bracadale Close, Coombe Park, Coventry, West Midlands. CV3 2PF

Situated in a pleasant cul-de-sac setting just off Coombe Park Road, this attractively presented Monsell Youell built middle mews house enjoys the advantage of direct access to a brick built integral garage. There is gas central heating and uPVC double glazing and the property has been well maintained by the present owner and warrants internal inspection to fully be appreciated. Incorporating hall, attractive through lounge, refitted kitchen with split level hob and oven, integrated microwave, fridge and freezer. There are two bedrooms both with built in wardrobes and a fully tiled bathroom with shower. This would make an ideal first time buy or retirement accommodation. Being well served within easy distance of local superstores, schools and bus services as well as being within easy access to University Hospital, city centre and motorway networks.



£210,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Well presented Monsell Youell middle mews house
- Pleasant cul-de-sac setting
- Gas central heating and double glazing
- Attractive through lounge/dining room
- Refitted kitchen with hob, oven, microwave and fridge freezer
- Two bedrooms with built in wardrobes and refitted bathroom
- Direct access to integral garage
- Lawned gardens
- Viewing highly recommended



ROOM DESCRIPTIONS

Hall

2.34m x 1.39m (7' 8" x 4' 7")

uPVC double glazed entrance door with matching side screens leads to the hall with double built in cloaks cupboard, patterned glazed door with matching side screen leads to:

Through Lounge/Dining Room

3.10m x 5.43m (10' 2" x 17' 10")

With dogleg staircase to the first floor and uPVC double glazed doors with matching side screens lead out to the rear garden.

Refitted Kitchen

2.25m x 3.44m (7' 5" x 11' 3")

With a range of base and wall cupboards with worktops over incorporating four ring gas hob with extractor cooker hood above and electric double oven beneath, integrated microwave, built in fridge freezer and built in cupboard housing the wall mounted gas fired boiler supplying the central heating and domestic hot water.

First Floor Landing

With side uPVC double glazed window and built in shelved cupboard over the stairs recess.

Bedroom One

2.86m x 3.53m (9' 5" x 11' 7")

With two double built in wardrobes finished in cream.

Bedroom Two

2.03m x 2.89m (6' 8" x 9' 6")

With built in wardrobe cupboard with hanging rail and shelf over.

Refurbished Fully Tiled Bathroom

1.98m x 1.82m (6' 6" x 6' 0")

With traditional white three piece suite, Galaxy Aqua shower unit with clear opening screen.

Outside

There is direct access via a paved driveway to the brick built garage with up and over door, open plan lawned foregarden, fully fenced rear garden with paved terrace and lawn with edged border, timber garden shed and gate giving rear pedestrian access.

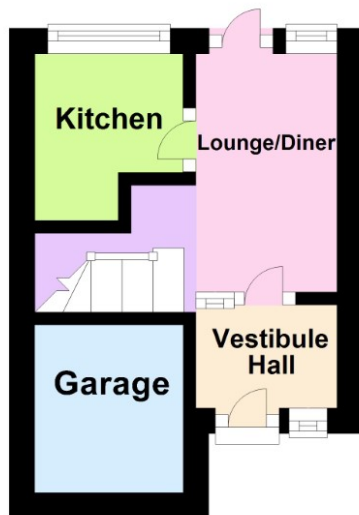
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FLOORPLAN

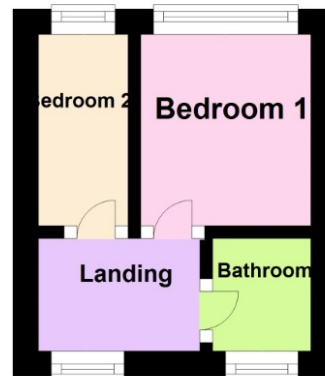
Ground Floor

Approx. 7.3 sq. metres (79.1 sq. feet)



First Floor

Approx. 5.3 sq. metres (57.0 sq. feet)



Total area: approx. 12.6 sq. metres (136.1 sq. feet)