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ESTATE AGENTS

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This deceptively spacious 2/3 bed roomed terraced house incorporates compact well planned accommodation and is within walking distance of Coventry University Hospital. Representing ideal first time buy or investment accommodation with gas central heating and uPVC double glazing. Incorporating flexible accommodation with porch entrance, hall, attractive lounge, refitted kitchen, dining/sitting room/ground floor bedroom (previously the garage), two double bedrooms and a bathroom with shower to the first floor. Outside there is direct access to a double width tarmac driveway and a fully fenced enclosed rear garden. The property is well served by Tesco and Asda superstores, local schools and bus services as well as being a few minutes drive to the M6/M69 motorway network.



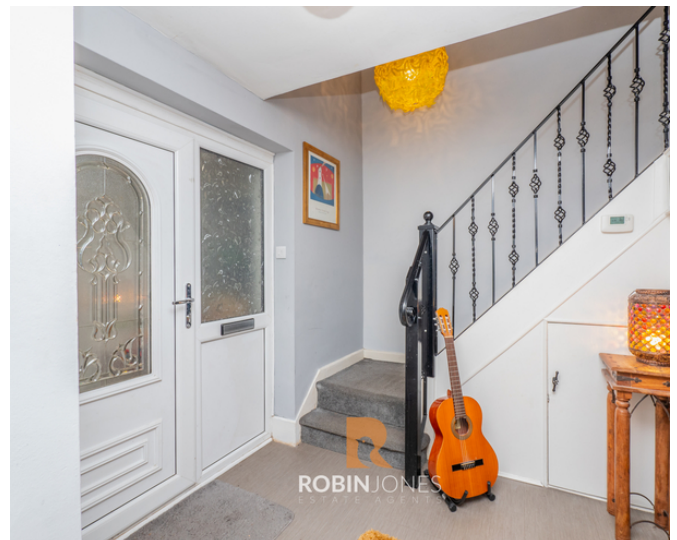
£215,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Spacious two bedroomed terraced property
- Popular residential location
- Gas central heating and double glazing
- Attractive lounge and refitted kitchen
- Dining room/sitting room/bedroom three
- Two double bedrooms and refurbished bathroom
- Direct access to double width car parking bay
- Enclosed rear garden
- Viewing highly recommended



ROOM DESCRIPTIONS

Porch Entrance

2.71m x 1.10m (8' 11" x 3' 7")
uPVC patterned double glazed entrance door with double glazed side screen leads to the enclosed porch entrance with matching double glazed entrance door with side screen leading to:

Reception Hall

2.52m x 2.3m (8' 3" x 7' 7")
With staircase leading to the first floor and panelled door leading to:

Spacious Lounge

2.95m x 3.89m (9' 8" x 12' 9")
With uPVC sealed unit double glazed double doors leading out to the decked patio.

Refitted Kitchen

2.02m x 3.30m (6' 8" x 10' 10")
With a range of dark grey base and wall cupboards incorporating four ring electric hob with extractor hood above and matching electric oven beneath, integrated dishwasher and breakfast bar.

Dining/Sitting Room/Bedroom Three

2.30m x 4.43m (7' 7" x 14' 6")

First Floor Galleried Landing

With access to fully boarded loft space with pull down ladder.

Bedroom One

4.63m x 2.80m (15' 2" x 9' 2")

Bedroom Two

3.63m x 2.63m (11' 11" x 8' 8")

Refurbished Bathroom

2.36m x 1.68m (7' 9" x 5' 6")
With traditional white three piece suite together with shower unit and built in cupboard housing the gas fired central heating boiler.

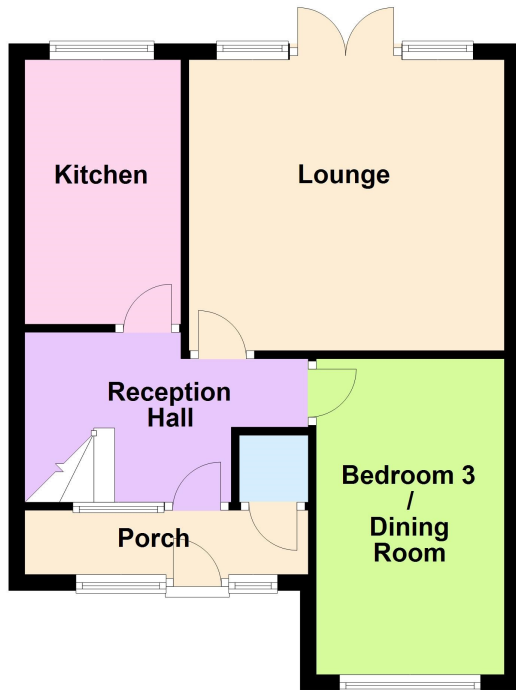
Outside

There is direct access to a double width tarmac car parking bay, enclosed fully fenced rear garden with decked patio enjoying a pleasant aspect backing onto Larkin Grove.

FLOORPLAN

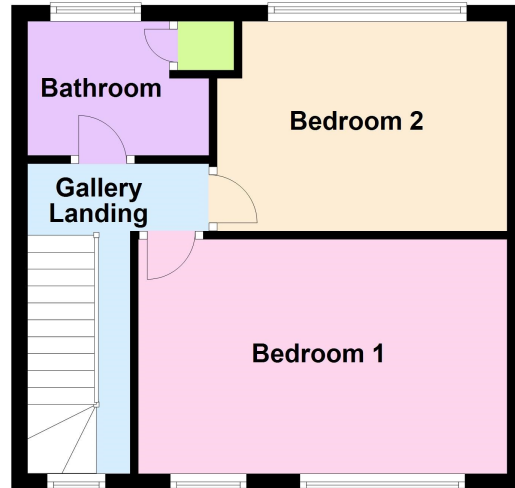
Ground Floor

Approx. 41.4 sq. metres (445.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.5 sq. feet)



Total area: approx. 74.9 sq. metres (805.8 sq. feet)