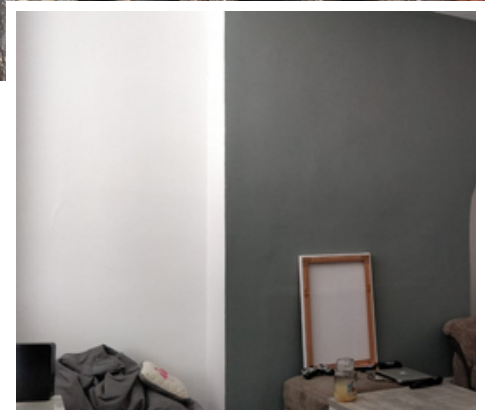




64 Honiton Road, Wyken, Coventry, West Midlands. CV2 3EJ

This beautiful spacious two bedroomed mid terrace in the highly desirable Wyken area is a must see! With a recently decorated living room and a fitted kitchen with a utility space leading off, there is great space on offer with this property. Accommodation in brief: living room, kitchen diner, conservatory with downstairs w/c. Upstairs there are two double bedrooms and a family bathroom. To the rear of the property there is a large rear garden with garage.



PROPERTY DESCRIPTION

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FEATURES

- Nicely Presented Terraced House
- Two Double Bedrooms & First Floor Bathroom
- Lounge & Fitted Breakfast Kitchen
- Conservatory & Ground Floor WC
- Good Access To Local Shopping & Schools
- Close To University Hospital & The Motorway Network
- Energy rating; D
- DEPOSIT: £750



ROOM DESCRIPTIONS

GROUND FLOOR

GROUND FLOOR

COMPOSITE DOOR GIVES ACCESS INTO

ENTRANCE HALL

WITH STAIRWAY TO FIRST FLOOR

LIVING ROOM

11' 6" x 10' 6" (3.50m x 3.19m)

FITTED KITCHEN BREAKFAST ROOM

14' 5" x 10' 11" (4.40m x 3.34m)

CONSERVATORY

11' 8" x 7' 7" (3.55m x 2.30m) WITH WC LEADING OFF

FIRST FLOOR

FIRST FLOOR

STAIRWAY LEADS TO FIRST FLOOR LANDING

BEDROOM 1

14' 5" x 10' 6" (4.40m x 3.19m)

BEDROOM 2

10' 11" x 9' 2" (3.34m x 2.79m)

BATHROOM

HAVING A WHITE SUITE AND SHOWER

OUTSIDE

OUTSIDE

TO THE REAR

A PATIO LEADS TO A NICE SIZED LAWNED GARDEN WITH VEHICULAR ACCESS

TO THE FRONT

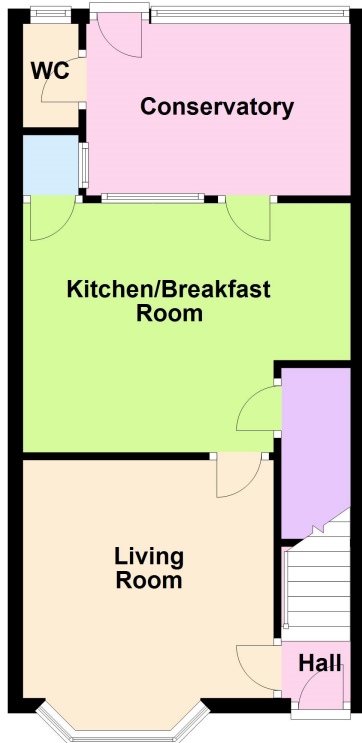
THERE IS A LAWNED GARDEN

FLOORPLAN & EPC



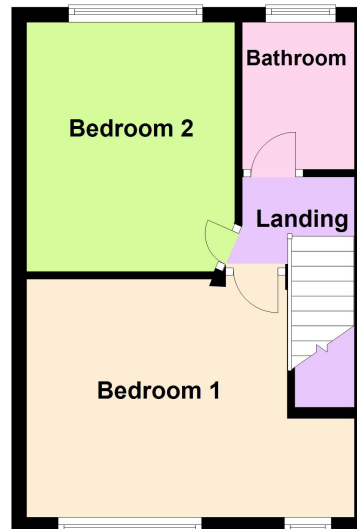
Ground Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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