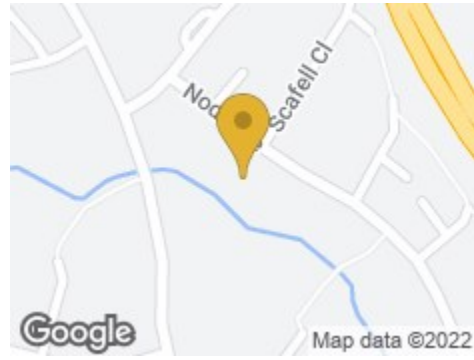


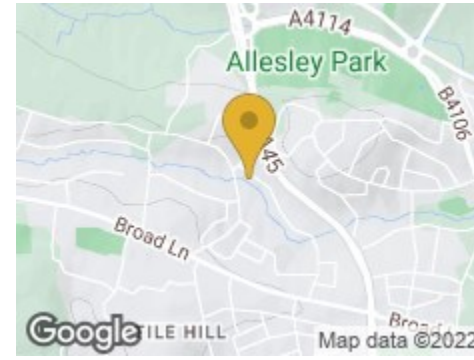
Road Map



Hybrid Map



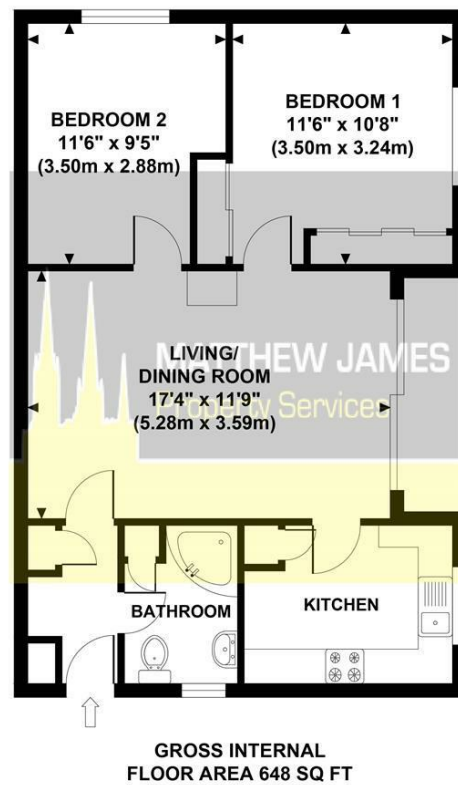
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**SCARFELL COURT**  
Approximate Gross Internal Area 648 sq ft / 60.2 sq m

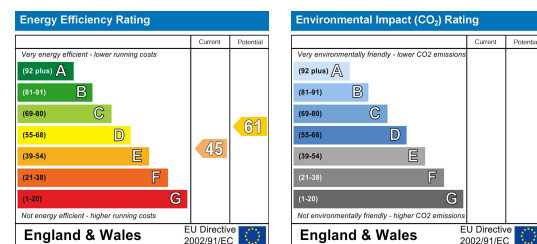


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**231 Scaffell Court, Nod Rise**  
Mount Nod, Coventry CV5 7JN

O.I.R.O £170,000



CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

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## Communal Areas

Having secure access into the building and the property is located on the top floor. There is also a door on the lower ground that takes you to the parking and the garages area.

## Entrance Hallway

Having coat cupboard off with doors that lead off to:

## Family Bathroom

7'7 x 5'4

Having a PVCu double obscure glazed window to the side elevation, feature corner bath with shower over, vanity style flush WC with integrated wash hand basin, ample storage with feature glass shelving, shaver point, extractor and modern tiling to all splash prone areas.

## Living / Dining Room

18'2 x 11'10

Having inset feature fireplace, PVCu double glazed sliding patio doors that lead to the balcony area and further doors that lead to the:

## Balcony

(Not Measured) Facing South and having ample room for a Bistro set with under board lighting.

## Kitchen

9'4 x 7'10

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for an American style fridge freezer, space and plumbing for a washing machine, space and plumbing for a cooker range, down lighting and tiling to all splash prone areas.

## Bedroom One

11'6 x 10'8

Having a PVCu double glazed window to the side of the property and built-in wardrobes to the one wall.

## Bedroom Two

11'6 x 9'5

Having a PVCu double glazed window to the side of the property.

## Garage

(Not Measured) Having an up and over door with electric lighting and storage.

