



153 Queen Marys Road, Coventry, CV6 5LR
£120,000

TWO DOUBLE BEDROOMS... PVCU DOUBLE GLAZING... VAILLANT CENTRAL HEATING... VACANT... NO UPWARD CHAIN... TWO RECEPTION ROOMS... EXTERNALLY INSULATED... FRONT & REAR GARDENS... GREAT FOR FIRST TIME BUYER... PERFECT INVESTMENT OPPORTUNITY. Located in the heart of Foleshill, you really do need to view this property that has come to market. In need of a little modernisation, it briefly comprises of two double bedrooms and a family bathroom on the first floor, two receptions and dining kitchen on the ground floor. Being end of terrace, it also benefits from external insulation as well with PVCu double glazed windows and gas central heating. Perfect for those looking for their first property or their next investment property to add to their portfolio - sound good? The property is VACANT with NO UPWARD CHAIN. Call us now to book your immediate viewing.

Front Elevation



Having a small paved garden area and through the composite door leads you to the:

Reception One

11'9 x 11'1 (3.58m x 3.38m)



Having a PVCu double glazed window to the front elevation, meter cupboard, timber fireplace with hearth and mantle and further door leading to :

Reception Two

11'10 x 11'1 (3.61m x 3.38m)



Having a PVCu double glazed window to the rear elevation under stairs storage cupboard, stairs leading off to the first floor and a further door leading to :

Kitchen / Dining Room

17'3 x 6'7 (5.26m x 2.01m)



Having a PVCu double glazed window to the rear and side elevations, a range of wall, base and drawer units with roll top work surface over, space for a cooker, space and plumbing for a washing machine, tiling to all splash prone areas and a composite back door leading to the rear garden area.

First Floor Landing

Having doors leading off to:

Bedroom One

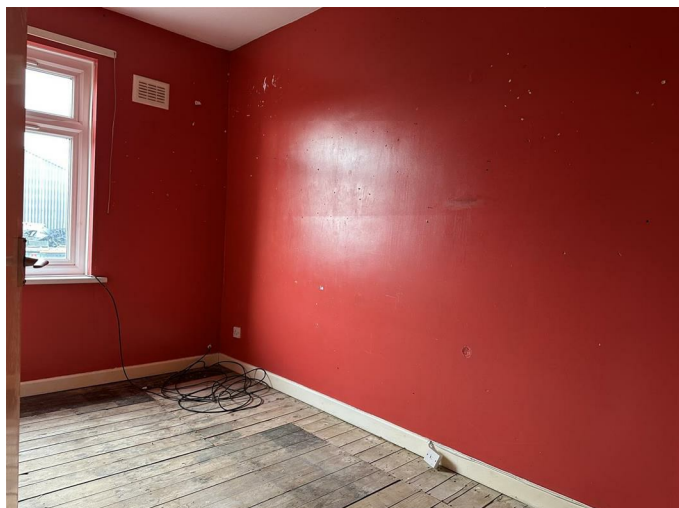
11'2 x 11'1 (3.40m x 3.38m)



Having a PVCu double glazed window to the front elevation.

Bedroom Two

11'9 x 6'6 (3.58m x 1.98m)



Having a PVCu double glazed window to the rear elevation, cupboard housing the Worcester Central heating Boiler and access to the loft area.

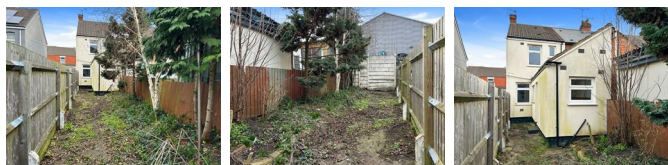
Family Bathroom

8'3 x 4'3 (2.51m x 1.30m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath with Triton T80Si shower over, pedestal wash hand basin, low level WC and tiling to all splash prone areas.

Rear Garden

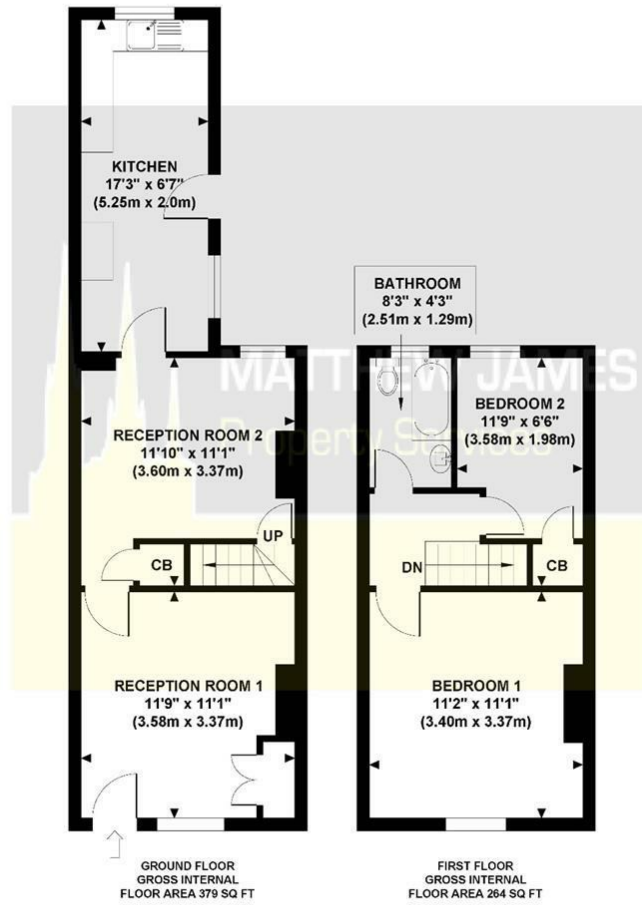


Having a fenced perimeter with trees to the side.

Floor Plan

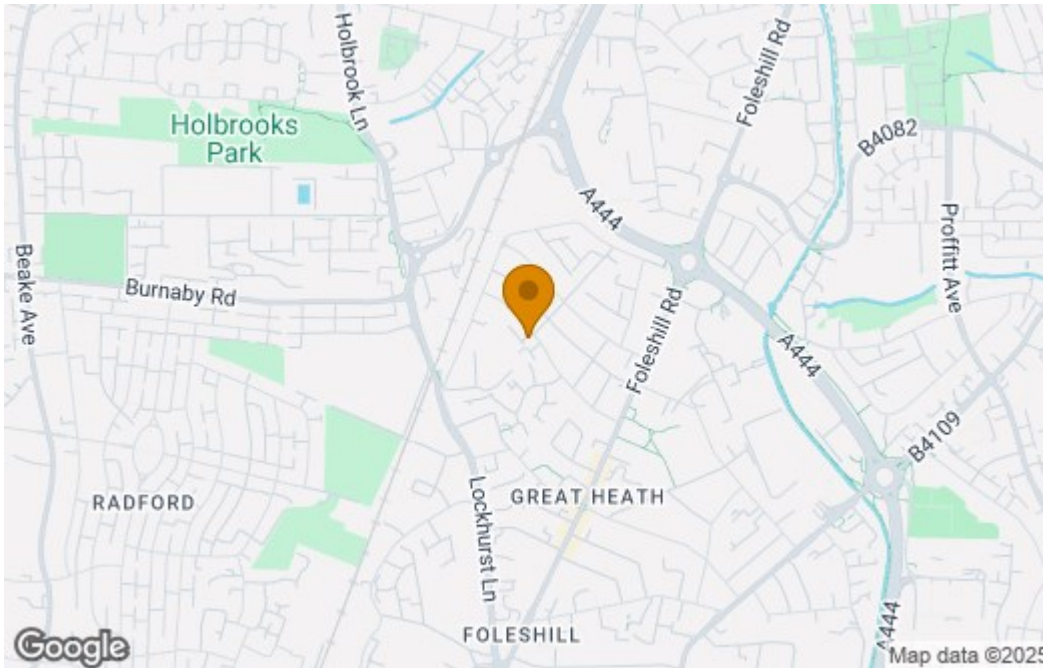
153 QUEEN MARYS ROAD

Approximate Gross Internal Area 643 sq ft / 59.73 sq m

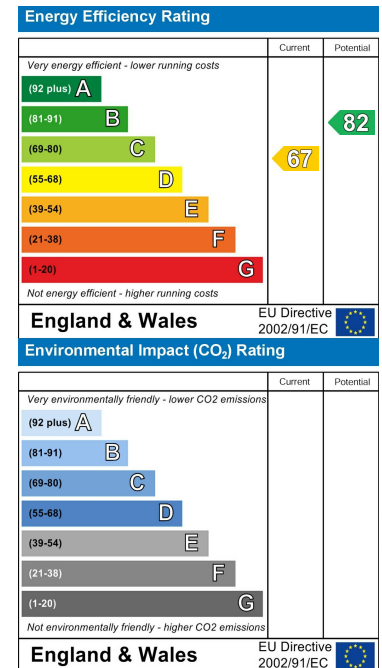


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



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.

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