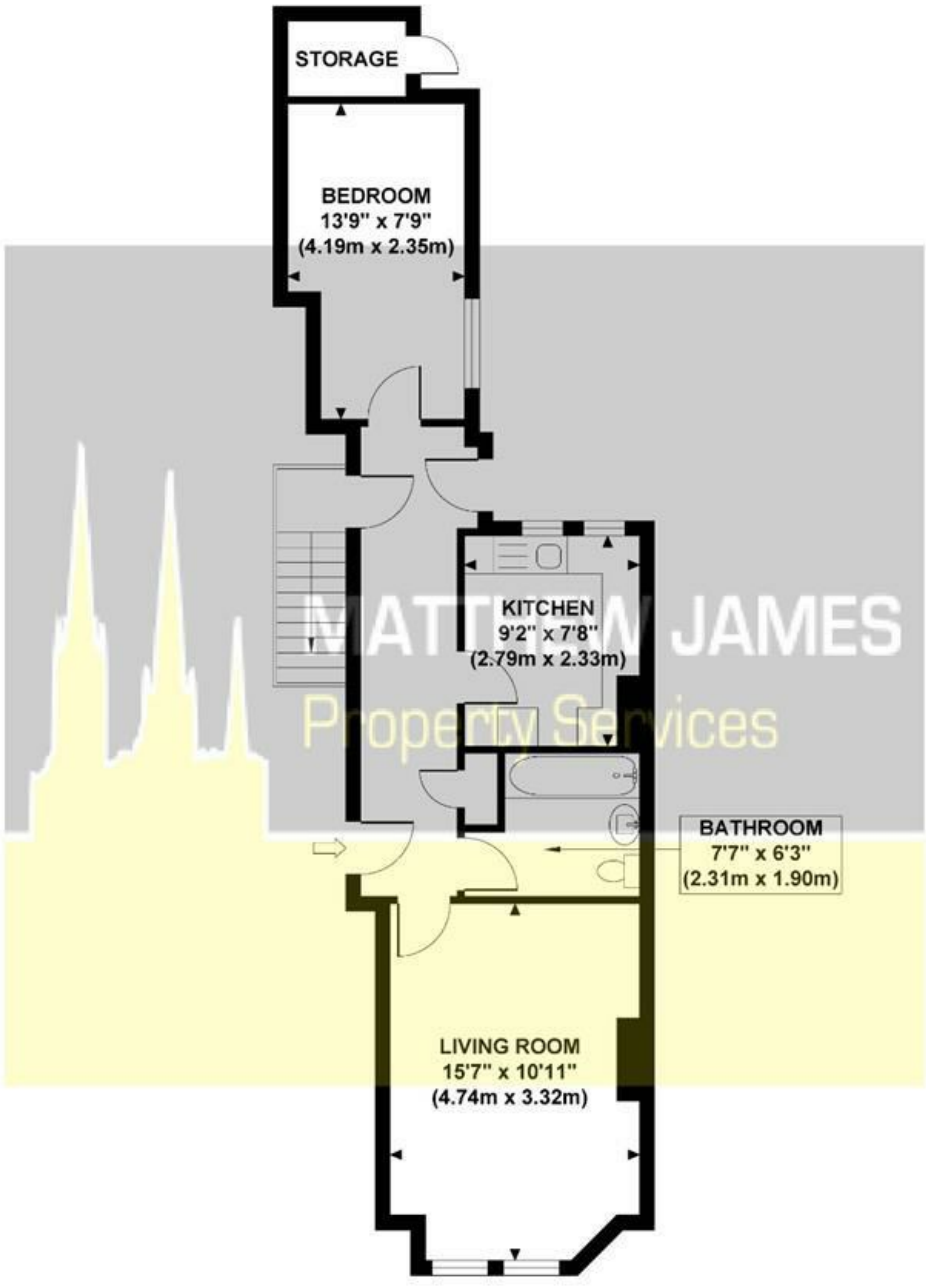


BARRAS LANE

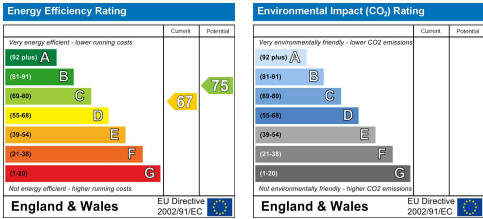
Approximate Gross Internal Area 499 sq ft / 46.40 sq m



GROSS INTERNAL FLOOR AREA 499 SQ FT

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



MATTHEW JAMES
Property Services



41a Barras Lane
Lower Coundon, Coventry CV1 3BU

NEW 125 YEAR LEASE UPON COMPLETION... GROUND FLOOR... ONE DOUBLE BEDROOM... COMMUNAL REAR GARDEN... CLOSE TO COVENTRY CITY CENTRE... GREAT INVESTMENT PURCHASE... PERFECT FOR THE FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE. Located on Barras Lane, close to Coventry City Centre, this property located on the ground floor really does need to be viewed to appreciate what is being offered for sale. Benefiting from being vacant and having no upward chain, it would be perfect for those looking to expand their property portfolio, looking to downsize or the first time buyer. Having an lounge dining room, one double bedroom, family bathroom, storage cupboard and fitted kitchen. For those looking for additional space or storage, this property also comes with a basement! In need of a little TLC, why not come and take a look and book your immediate viewing now.

O.I.R.O £92,500

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter

41a Barras Lane

Lower Coundon, Coventry CV1 3BU

 1

 1

 1

 D

- ** GROUND FLOOR FLAT **
 - ** NO UPWARD CHAIN **
 - ** PVCu DOUBLE GLAZED **
- ** 125 YEAR UPON COMPLETION **
 - ** ONE DOUBLE BEDROOM **
 - ** WORCESTER CENTRAL HEATING BOILER **
- ** VACANT **
 - ** GARDEN AREA TO REAR **
 - ** PERFECT FOR FIRST TIME BUYER OR INVESTMENT **

Front Garden

Entrance Hallway

Inner Hallway

Living Room

15'7 x 10'11 (4.75m x 3.33m)

Family Bathroom

7'7 x 6'3 (2.31m x 1.91m)

Kitchen

9'2 x 7'8 (2.79m x 2.34m)

Bedroom

13'9 x 7'9 (4.19m x 2.36m)

Basement Area

Rear Garden



Directions

