MATTHEW JAMES
Property Services

57 Edgehill Place, Coventry, CV4 9UE
£65,000

FIRST FLOOR MAISONETTE... OPEN PLAN BEDROOM... WORCESTER BOSCH CENTRAL HEATING... PVCU DOUBLE GLAZING... VACANT... NO UPWARD CHAIN... NEW 125 YEAR LEASE UPON COMPLETION... GREAT INVESTMENT PURCHASE... PERFECT FOR THE FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE. Located on the popular Tanyard Farm estate, this property located on the first 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 open plan bedroom, living area, family bathroom, storage cupboard and fitted kitchen. In need of a little TLC, why not come and take a look and book your immediate viewing now.

Entrance Hallway
Accessed via a secure composite front door with coat hooks and stairs that lead off to the first floor.

Living Area
12'11 x 8'8 (3.94m x 2.64m)
Having a PVCu double glazed window to the front elevation, over stairs storage cupboard, further cupboard, doors leading off and open plan access into the:

Open Plan Bedroom
10'8 x 6'6 (3.25m x 1.98m)
Having a PVCu double glazed window to the front elevation.

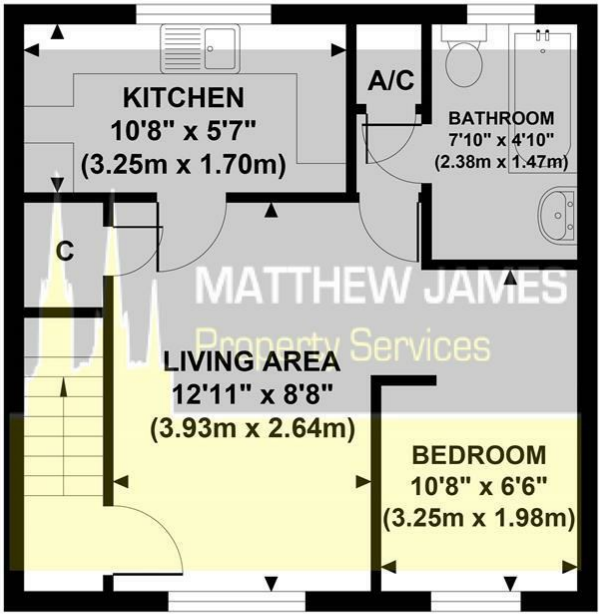
Family Bathroom
7'10 x 4'10 (2.39m x 1.47m)
Having a PVCu double obscure glazed window to the rear elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Kitchen
10'8 x 5'7 (3.25m x 1.70m)
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 and plumbing for a washing machine, space for a cooker and tiling to all splash prone areas.

Floor Plan

57 EDGEHILL PLACE

Approximate Gross Internal Area
344 sq ft / 32.0 sq m

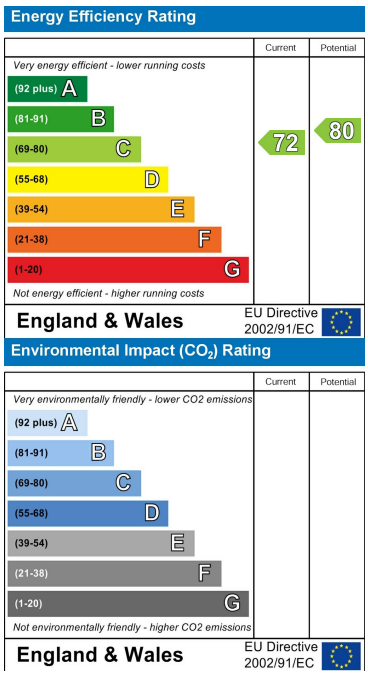


GROSS INTERNAL
FLOOR AREA 344 SQ FT

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.

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

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