

# MATTHEW JAMES

Property Services



## 69 Goring Road, Coventry, CV2 4LU

Offers Over £99,995

TWO BEDROOMS... DUPLEX MAISONETTE... VACANT & NO UPWARD CHAIN... GREAT INVESTMENT PROPERTY...SHORT WALK TO COVENTRY UNIVERSITY. Located in Stoke, this lovely two bedroom property needs to be viewed to appreciate what is being offered for sale. Located on the first floor but based over two floors, this property comprises of lounge, kitchen and bedroom on the first floor with a further bedroom and bathroom on the second. Having a good lease, PVCu double glazing (where specified), gas central heating, external private balcony area and close to a range of shops, school and bus routes into the City Centre. Available as Vacant with NO UPWARD CHAIN, call us now to book your immediate viewing on 02477 170170.

## **Communal Area**

Entered at street level and up one flight of stairs with the front door to the left and access into the:

## **Lounge Dining Room**

**13'2 x 11'1 (4.01m x 3.38m)**

Being 'L-shaped' having two PVCu double glazed windows to the front elevation, cupboard housing the utility meters and door leading off to the:

## **Inner Hallway**

Having under stairs storage, stairs leading off to the next floor and door leading off to:

## **Breakfast Kitchen**

**10'9 x 9'4 (3.28m x 2.84m)**

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, space for a table and chairs, space for a fridge freezer, tiling to all splash prone areas and door leading to:

## **Bedroom Two / Dining Room**

**10'10 x 6'9 (3.30m x 2.06m)**

Having a double obscure glazed door that leads to the rear balcony area. Perfect as a bedroom, office, play room or dining room.

## **First Floor Landing**

Having a doors leading off to:

## **Bedroom One**

**11'1 x 10'2 (3.38m x 3.10m)**

Having a PVCu double glazed window to the front elevation and walk-in closet with hanging rail.

## **Family Bathroom**

**7'5 x 5'11 (2.26m x 1.80m)**

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

## **Balcony / External Areas**

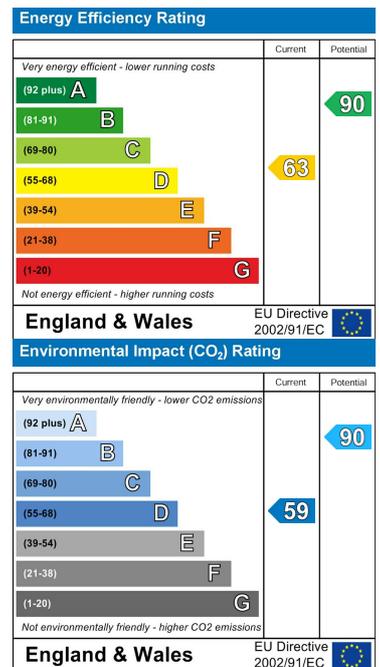
Having a balustrade private area for seating / washing, rear stairs and rubbish chute.

# Floor Plan

## 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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