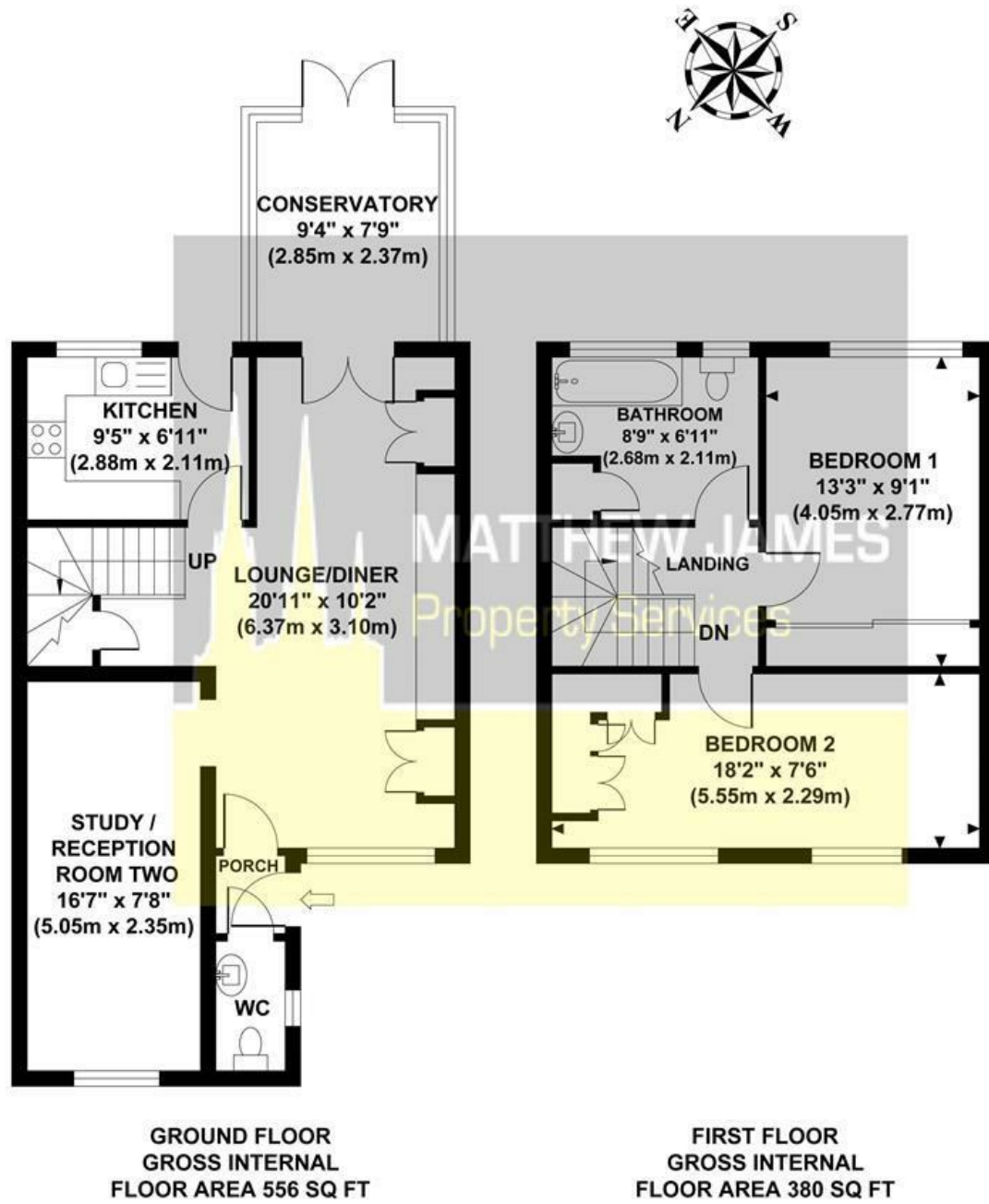
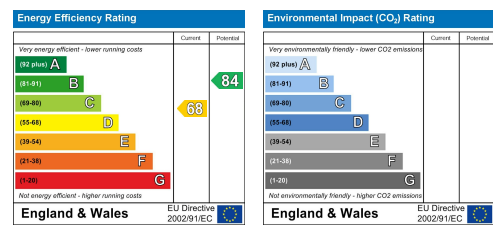


**HEMINGFORD ROAD, WALSGRAVE, COVEN**  
 Approximate Gross Internal Area 936 sq ft / 87.0 sq m



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.

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.



**28 Hemingford Road**  
 Walsgrave, Coventry CV2 2RE

NO UPWARD CHAIN... VACANT... TWO/THREE BEDROOMS\*... SOUGHT AFTER LOCATION... CLOSE TO UNIVERSITY HOSPITAL... CLOSE TO MOTORWAY NETWORK... BEAUTIFUL & IMMACULATE THROUGHOUT... CONSERVATORY. Matthew James are delighted to offer this immaculate detached property positioned in a quiet-cul-de-sac location in the popular and sought after area of Walsgrave in Coventry. Having two double bedrooms, family bathroom, open plan lounge dining room, kitchen, further reception room which would be perfect as a study, further bedroom, play room or hobby room and a conservatory. The property is also well proportioned with lots of natural light and it is obvious why the current owners who brought the property from new have loved living there, as it really does feel like home. Hemingford Road is surrounded by open fields with lovely views and the property offers great kerb appeal with a large driveway providing off road parking. The property also benefits from the conservatory space where you can sit and relax and overlook the lovely low maintenance garden with patio area - perfect for outdoor dining! Conveniently located for local schools that are within walking distance, as well as other local amenities and close to motorway links, give us a call today to book your viewing!

**Offers Over £270,000**

**CONTACT INFORMATION**

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 02477 170170 | www.matthewjames.uk.com | Twitter

# 28 Hemingford Road

Walsgrave, Coventry CV2 2RE



- \*\* DETACHED \*\*
- \*\* NO UPWARD CHAIN \*\*
- \*\* VACANT \*\*
- \*\* CLOSE TO ALL AMENITIES \*\*
- \*\* TWO / THREE BEDROOMS \*\*
- \*\* BEAUTIFUL THROUGHOUT \*\*
- \*\* CONSERVATORY \*\*
- \*\* OPEN PLAN LOUNGE DINING ROOM \*\*
- \*\* ADDITIONAL RECEPTION ROOM \*\*
- \*\*VIEWING RECOMMENDED\*\*

## Front Driveway

## Entrance Porchway

## Ground Floor WC

## Lounge Dining Room

20'11 x 10'2 (6.38m x 3.10m)

## Study / Reception Room Two / Bedroom Three

16'7 x 7'8 (5.05m x 2.34m)

## Kitchen

9'5 x 6'11 (2.87m x 2.11m)

## First Floor Landing

## Bedroom One

13'3 x 9'1 (4.04m x 2.77m)

## Bedroom Two

18'2 x 7'6 (5.54m x 2.29m)

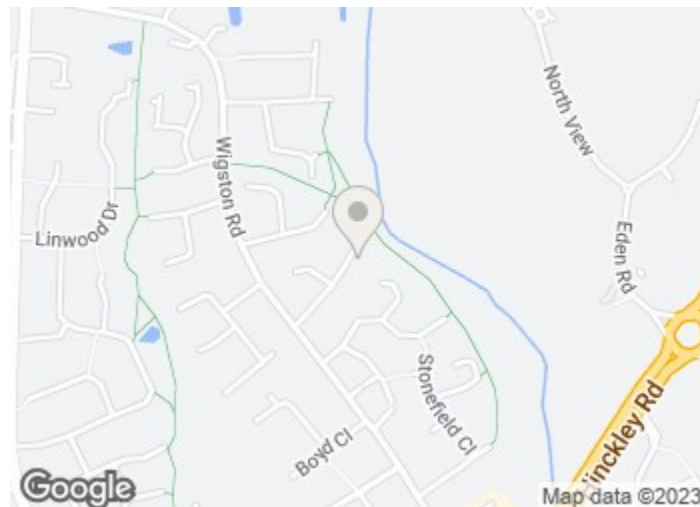
## Family Bathroom

8'9 x 6'11 (2.67m x 2.11m)

## Conservatory

9'4 x 7'9 (2.84m x 2.36m)

## Rear Garden



## Directions

