



80 Honiton Road , Coventry, CV2 3EJ

We're delighted to bring to the market this lovely two bedroomed property. Located in the Wyken area, the home is right in the heart of local facilities including shops, popular schools and multiple bus routes. The University Hospital and major road networks are just minutes away - its ideal for those first time buyers or the investor market.

Step into the hallway and find a beautiful home that you can move straight into. The traditional halls together property offers spacious living accommodation with its through lounge / diner and open plan kitchen area - great for entertaining friends and family. Swing open the patio doors to the wonderful rear garden, boasting a paved patio area and luscious lawn, perfect outdoor living space for adults and children.

Back inside and head upstairs where you'll find two generous sized bedrooms - both with built in storage and a superb family bathroom.

Outside to the front of the property, off road parking is provided by the block paved driveway. The property also benefits from gas central heating, PVCu windows and doors, along with a newly replaced roof.

Internal viewings can be done in line with Covid restrictions, please get in touch to arrange yours.

Offers In The Region Of £174,995

80 Honiton Road

, Coventry, CV2 3EJ



- Excellent First Time Home or Investment
- Off Road Parking
- Gas Central Heating & PVCu Windows & Doors
- Great Sized Rear Garden
- Two Double Bedrooms
- Close to University Hospital
- Open Plan Kitchen
- New Roof

Entrance Hallway

Lounge / Diner

23'3" x 11'1" max (7.11 x 3.39 max)

Open Plan Kitchen

10'4" x 5'3" (3.16 x 1.62)

Bedroom One

10'9" x 9'10" (3.3 x 3.0)

Bedroom Two

10'4" x 8'5" (3.16 x 2.57)

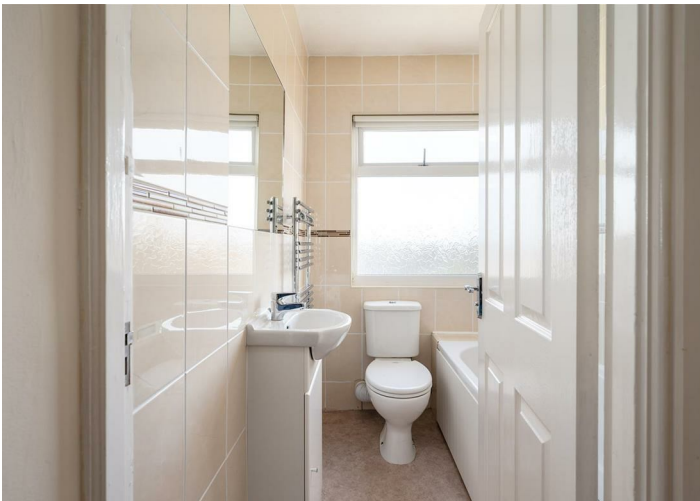
Family Bathroom

5'10" x 5'1" (1.8 x 1.57)

Outside

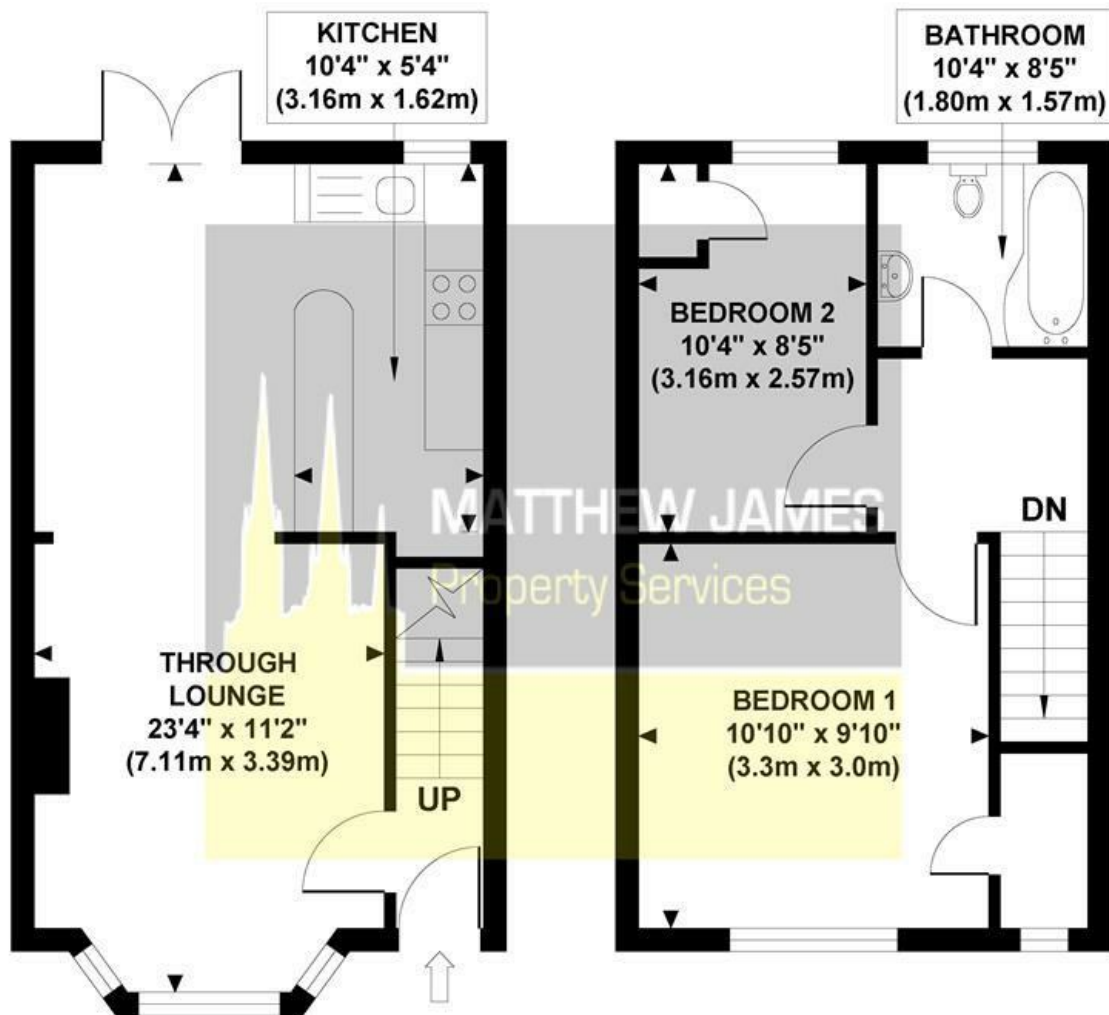


Directions



HONITON ROAD

Approximate Gross Internal Area 554 sq ft / 51.5 sq m

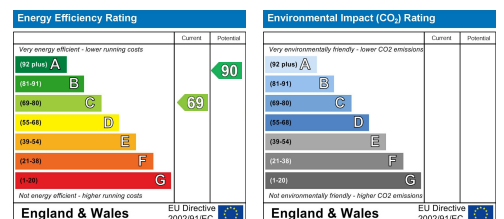


**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 282 SQ FT**

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 272 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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