



**73 Hewitt Avenue, Coventry, CV6 1NJ**  
**Offers Over £190,000**

We are delighted to bring to the market this lovely three bedroom end of terrace property in the sought after Radford area. A fantastic home for first time buyers or families which been improved throughout by the current owners and is ready to move straight in. Conveniently located for local shops, parks and schools and good access to the City Centre. This would also be a great investment buy due to rental demand for properties in the area.

Step inside and into the entrance hallway, through to the lounge which is bright and cosy with wooden flooring and tasteful decor, the perfect place to relax. Modern kitchen/dining, a practical space perfect for family dining. Upstairs to the hallway landing, two double bedrooms, a single bedroom and modern family bathroom. Externally the property has a large garden with patio area, lawn, gate out to the side of the property and garage at the rear with additional space for off road parking. The front garden has potential to create a driveway.

Don't miss out on the chance to own this lovely home and make it your own. Early viewing is advised!

## Front Garden



Perfect space for parking a small motor vehicle and access into the property via the front door and into the:

## Inner Porch

Having a further door that leads to the:

## Entrance Hallway

Having stairs leading off to the first floor and door leading to the:

## Sitting Room

15'3 x 12'1 (4.65m x 3.68m)



Having a PVCu double glazed window to the front elevation and door leading to the:

## Kitchen Dining Room

15'3 x 8'4 (4.65m x 2.54m)



Having two PVCu double glazed windows to the rear elevation, a PVCu double obscure glazed door that leads to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a stand alone cooker, space for a table and seating and tiling to all splash prone areas.

## First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

## Bedroom One

13'1 x 9'6 (3.99m x 2.90m)



Having a PVCu double glazed window to the front elevation.

## Bedroom Two

10'11" x 7'6" (3.35 x 2.29)



Having a PVCu double glazed window to the front elevation.

### Bedroom Three 7'5 x 8'1 (2.26m x 2.46m)



Having a PVCu double glazed window to the front elevation.

### Family Bathroom



Having a PVCu double obscure glazed window to the elevation, panel bath, pedestal wash hand basin and modern tiling to all splash prone areas.

### Rear Garden



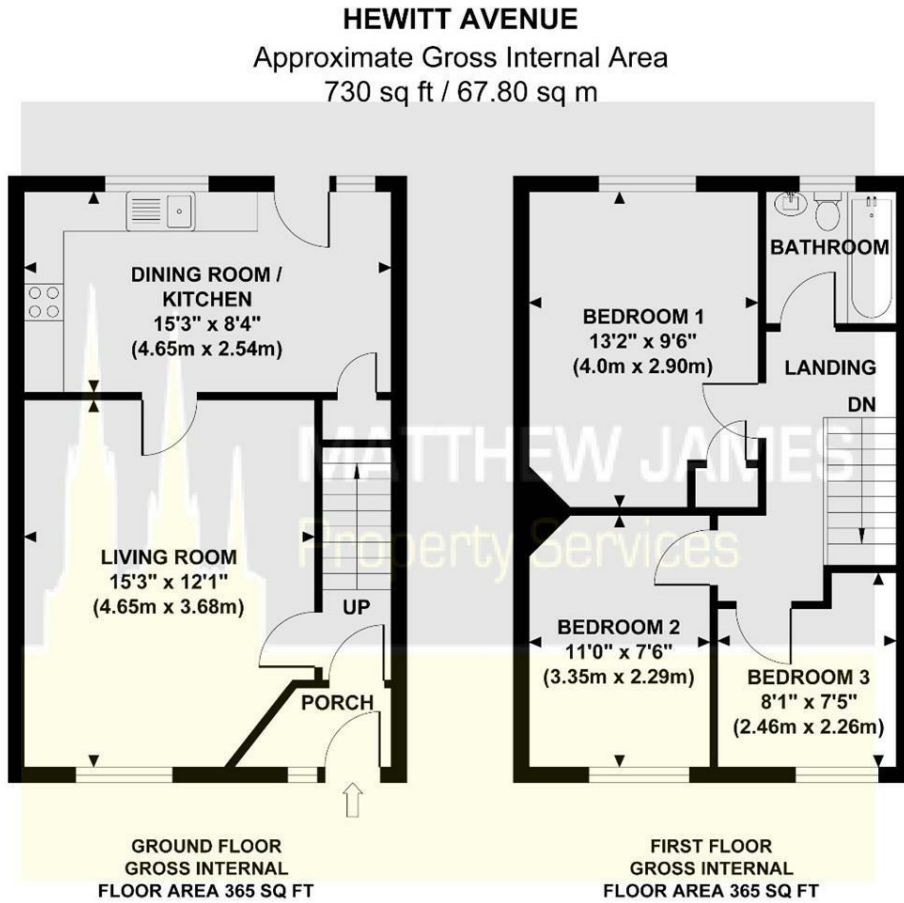
Having fenced perimeter, paved patio area, mainly laid to lawn, double gates and off road parking with access to the:

### Garage



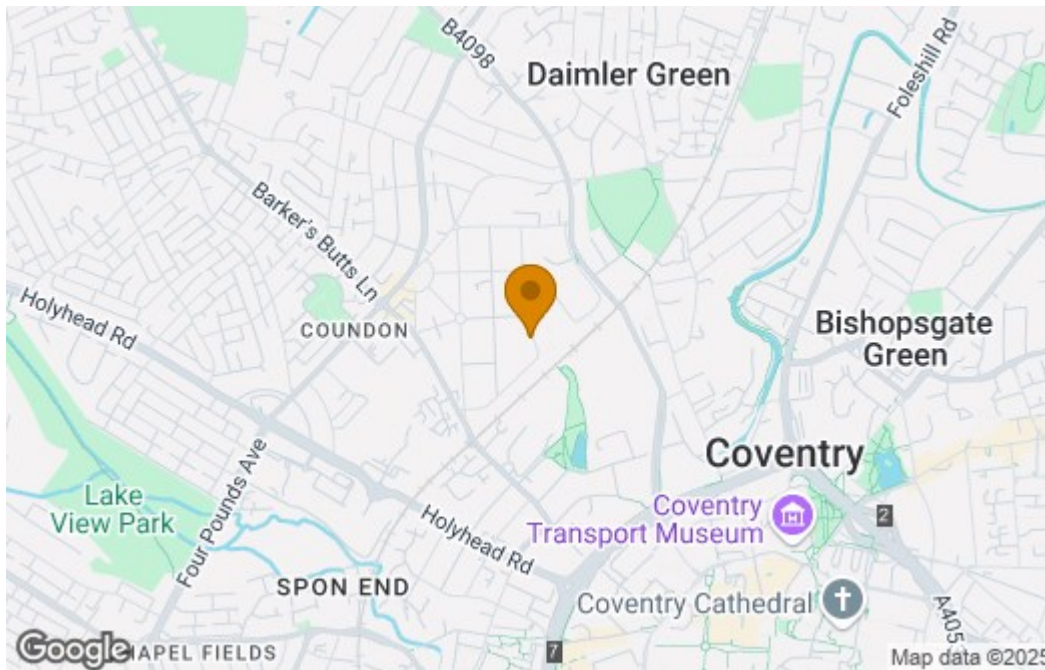
Being of brick built design and having up and over door.

# Floor Plan

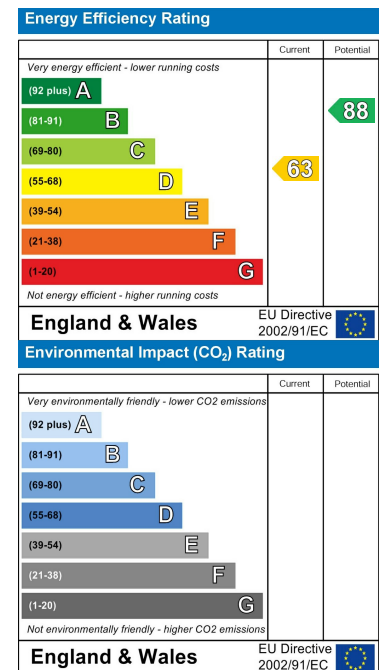


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

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