



**10 Stowe Place, Coventry, CV4 9UD**  
**£98,500**

GROUND FLOOR MAISONETTE... DOUBLE 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 ground 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 a double bedroom, lounge dining room, family bathroom with shower over bath, large 'walk-in' cupboard, fully fitted kitchen and rear garden area. In need of a little TLC in places, why not come and take a look and book your immediate viewing now.

### **Outside Porch Area**

Has lockable storage cupboard and access into the property via the front door into the:

### **Entrance Hallway**

Having large 'walk-in' storage cupboard, airing cupboard and doors leading off to:

### **Bedroom**

**13'1" x 10'1" (3.992 x 3.090)**

Having a PVCu double glazed window to the rear elevation.

### **Family Bathroom**

**6'6" x 6'4" (1.998 x 1.954)**

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

### **Lounge Dining Room**

**11'10" x 12'6" (3.632 x 3.824)**

Having a PVCu double glazed door with picture window to the side to the rear elevation and door leading off to the:

### **Kitchen**

**7'4" x 10'1" (2.251 x 3.082)**

Having a PVCu double glazed window to the front 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 fridge freezer, wall mounted Worcester Bosch central heating boiler and tiling to all splash prone areas.

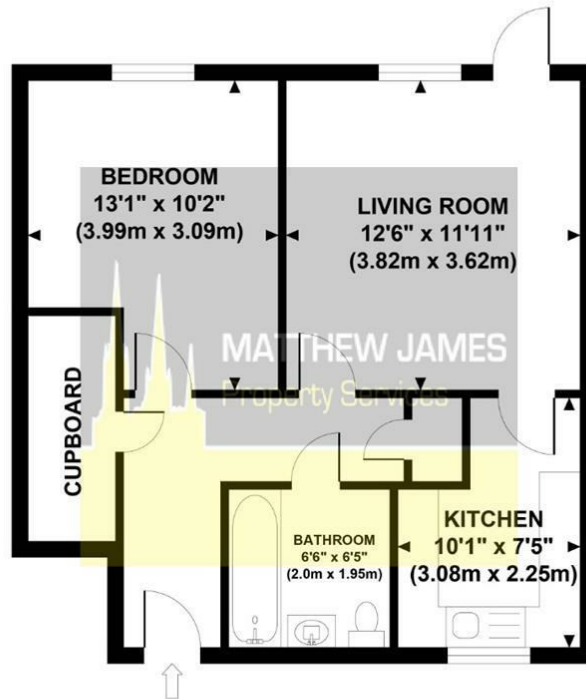
### **Rear Garden Area**

Having a full width paved patio, walled and fenced perimeter and pedestrian gate.

# Floor Plan

## STOWE PLACE

Approximate Gross Internal Area  
497 sq ft / 46.20 sq m



### GROSS INTERNAL FLOOR AREA 497 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

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i>                    |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 77                      | 77        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| <i>Not energy efficient - higher running costs</i>                    |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>                   |  |                         |           |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |  |                         |           |
| <b>England &amp; Wales</b>  |  | EU Directive 2002/91/EC |           |

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

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter