



# MATTHEW JAMES

Property Services



## 27 Winchester Street, Coventry, CV1 5NT

O.I.R.O £175,000

THREE BEDROOMS... FULLY LET AT £750PCM... GREAT INVESTMENT... PERFECT FOR COVENTRY CITY CENTRE... IDEAL FOR COVENTRY UNIVERSITY... WIDER PROPERTY THAN USUAL... GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM. Are you looking for your next investment? Are you a first time buyer? This larger than average property benefits from three bedrooms, two reception rooms, ground floor shower room, first floor bathroom, rear garden laid to lawn with a garage accessed via a service road. Located on a pedestrianised street, its just a short walk to Coventry City Centre or Coventry University. There is parking to the rear of the property and a garage is available if required. Is this property for you and would you like the walk a round video? Call us now to discuss your requirements.

### **Reception Room One**

**10'11 x 10'10' (3.33m x 3.30m')**

Having a PVCu double glazed window to the front elevation, stairs off to the first floor and access through a doorway into:

### **Reception Room Two / Dining Room**

**12'11 x 10'10 (3.94m x 3.30m)**

Having a PVCu double glazed window to the rear elevation, built-in cupboard to the one wall, under stairs storage and further door that leads to the:

### **Kitchen**

**13'3 x 5'7 (4.04m x 1.70m)**

Having a PVCu double glazed window, a PVCu double obscure glazed door to the side 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, tiling to all splash prone areas and further door that leads to the:

### **Family Shower Room**

**5'6 x 3'7 (1.68m x 1.09m)**

Having a PVCu double obscure glazed window to the side elevation, shower enclosure with electric shower, low level flush WC, wash hand basin and tiling to all splash prone areas.

### **First Floor Landing**

Having doors leading off to:

### **Bedroom One**

**10'11 x 10'10 (3.33m x 3.30m)**

Having a PVCu double glazed window to the front elevation.

### **Bedroom Two**

**12'11 x 7'10 (3.94m x 2.39m)**

Having a PVCu double glazed window to the rear elevation.

### **Bedroom Three**

**12'10 x 6'6 (3.91m x 1.98m)**

Having a PVCu double glazed window to the rear elevation and built-in wardrobe space.

### **Family Bathroom**

**10'11 x 3'5 (3.33m x 1.04m)**

Having a panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

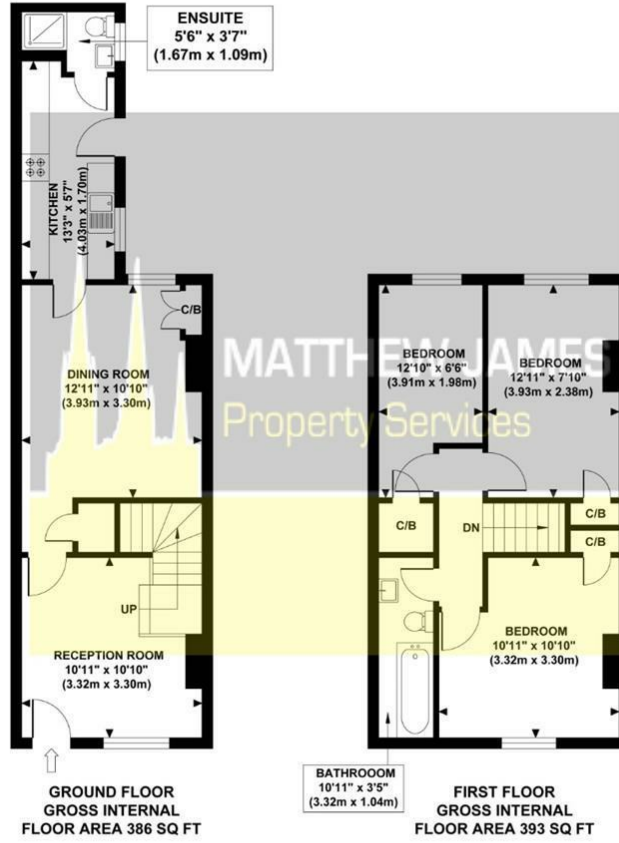
### **Rear Garden**

Having paved patio area, lawn and garage to the rear with pedestrian gate that leads to a service road.

# Floor Plan

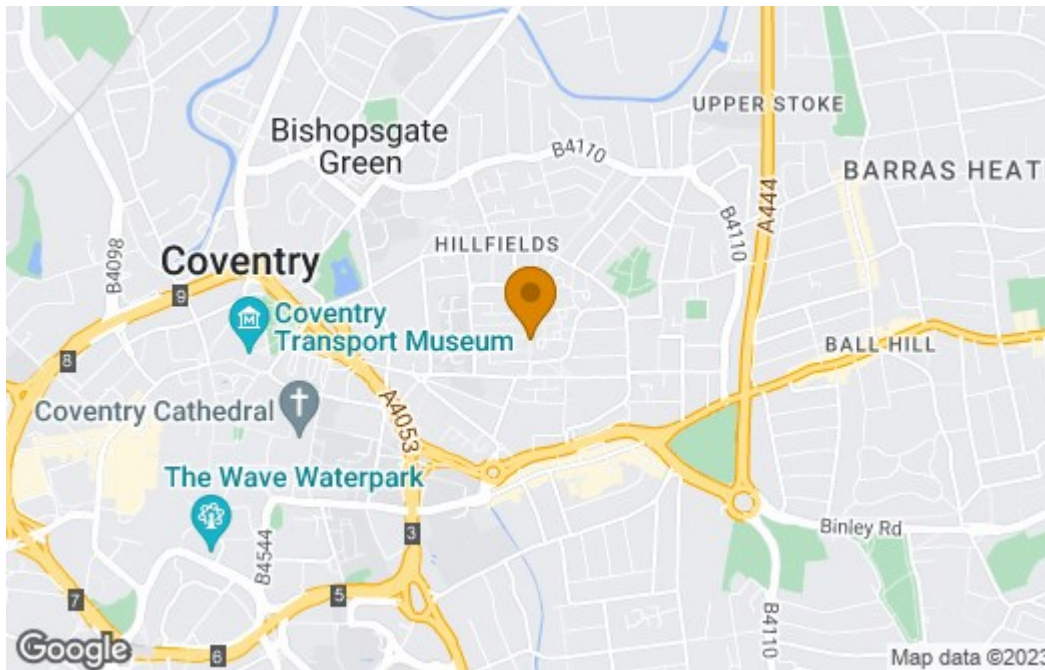
## WINCHESTER STREET

Approximate Gross Internal Area  
779 sq ft / 72.4 sq m

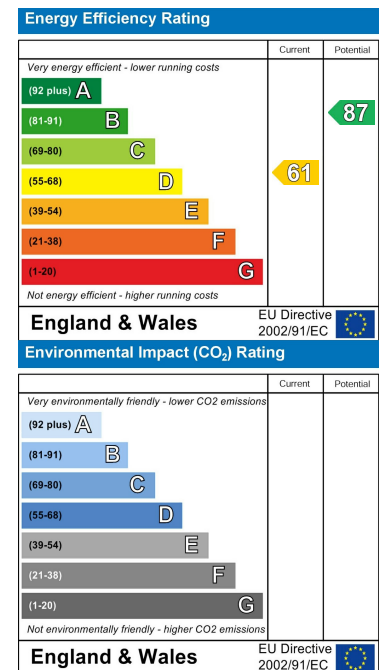


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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