

Road Map



Hybrid Map



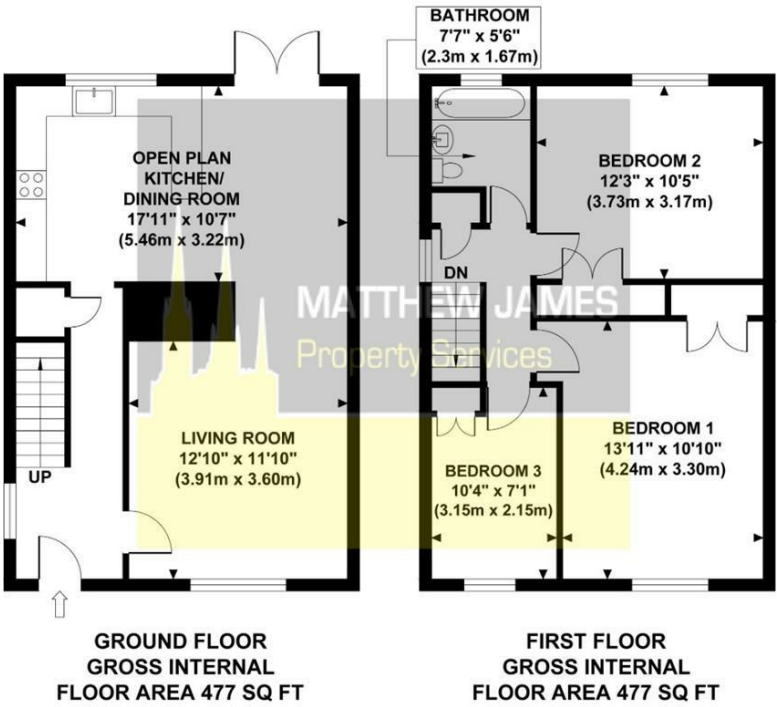
Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

302 TORRINGTON AVENUE
Approximate Gross Internal Area
954 sq ft / 88.60 sq m



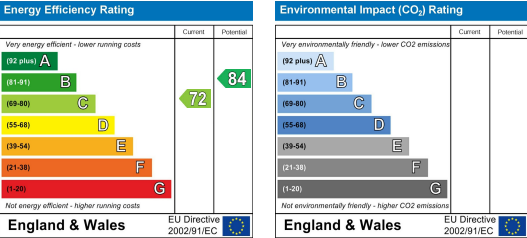
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



302 Torrington Avenue
Tile Hill, Coventry CV4 9HG

£209,995



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Front Garden & Parking

Having access from the road via a dropped kerb and having paved area for two family sized vehicles, paved pathway that leads to the rear garden area and access through the newly installed front door into the:

Entrance Hallway

Having a PVCu double glazed window to the side elevation, under stairs storage, stairs off to the first floor and door leading off to the:

Living Room

12'10 x 11'10

Having a PVCu double glazed window to the front elevation and feature archway that leads to the:

Open Plan Kitchen Dining Room

17'11 x 10'7

Having a PVCu double glazed window to the rear elevation, PVCu double glazed French doors that lead to the rear garden area, a range of modern black gloss wall, base and drawer units with integrated fridge and freezer, space and plumbing for a washing machine, built-in waist height oven and grill, four ring gas hob with extractor over and tiling to all splash prone areas.

First Floor Landing

Having a PVCu double glazed window to the side elevation, airing cupboard housing the Worcester central heating boiler, access to the loft area and doors leading off to:

Master Bedroom

13'11 x 10'10

Having a PVCu double glazed window to the front elevation and built-in wardrobes to the one wall.

Bedroom Two

12'3 x 10'5

Having a PVCu double glazed window to the rear elevation and built-in wardrobes to the one wall.

Bedroom Three

10'4 x 7'1

Having a PVCu double glazed window to the front elevation and built-in wardrobe over the stairs.

Family Bathroom

7'7 x 5'10

Having a PVCu double obscure glazed window to the rear elevation, modern white suite comprising of panel bath with shower over, low level flush WC, pedestal wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

Rear Outbuildings

Having storage with power and lighting and separate WC.

Rear Garden

Having a larger than average plot with paved patio area and pathway that leads to the top of the garden, mainly laid to lawn with pedestrian gate that leads to the front elevation.

