



MATTHEW JAMES

Property Services



18 Carmelite Road, Coventry, CV1 2BX

£162,500

THREE BEDROOMS... OR TWO BEDROOMS & TWO RECEPTION ROOMS... GROUND FLOOR SHOWER ROOM WITH SEPARATE WC... UTILITY AREA... CLOSE TO CITY CENTRE... CLOSE TO COVENTRY UNIVERSITY... PERFECT INVESTMENT PROPERTY... PERFECT FOR THE FIRST TIME BUYER. Located in CV1 postcode, a short walk to Coventry City Centre and Coventry University, this property needs to be viewed to appreciate what is being offered for sale. Briefly comprising of two double bedrooms on the first floor, one further bedroom or second reception room on the ground floor, living room, fitted kitchen, shower room, separate WC, utility area, double glazed throughout and gas central heating. Available also with NO UPWARD CHAIN, its all ready to go! Call us now to book your viewing!

Entrance Hallway

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

Bedroom Three / Reception Two

(Not Measured) Having a PVCu double glazed window to the front elevation.

Reception Room One

11'9 x 11'3 (3.58m x 3.43m)

Having a PVCu double glazed window to the rear elevation, under stairs cupboard and door leading off to the:

Kitchen

8'4 x 6'7 (2.54m x 2.01m)

Having a PVCu double glazed door and window to the side elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, integrated oven, hob and extractor, tiling to all splash prone areas and doorway leading to the:

Utility Area

(Not Measured) Having space and plumbing for a washing machine and tumble dryer with further doors leading off to the:

Shower Room

5'9 x 2'11 (1.75m x 0.89m)

Having a PVCu double glazed window to the side elevation, walk-in shower enclosure and vanity wash hand basin with storage beneath, ladder style heated towel rail and tiling to all splash prone areas.

WC

4'10 x 2'8 (1.47m x 0.81m)

Having a PVCu double obscure glazed window, low level flush WC and tiling to all splash prone areas.

First Floor Landing

Having doors leading off to:

Bedroom One

11'9 x 11'3 (3.58m x 3.43m)

Having a PVCu double glazed window to the rear elevation, feature fireplace and small cupboard to the one wall.

Bedroom Two

11'9 x 10'3 (3.58m x 3.12m)

Having a PVCu double glazed window to the front elevation, feature fireplace and small cupboard to the one wall.

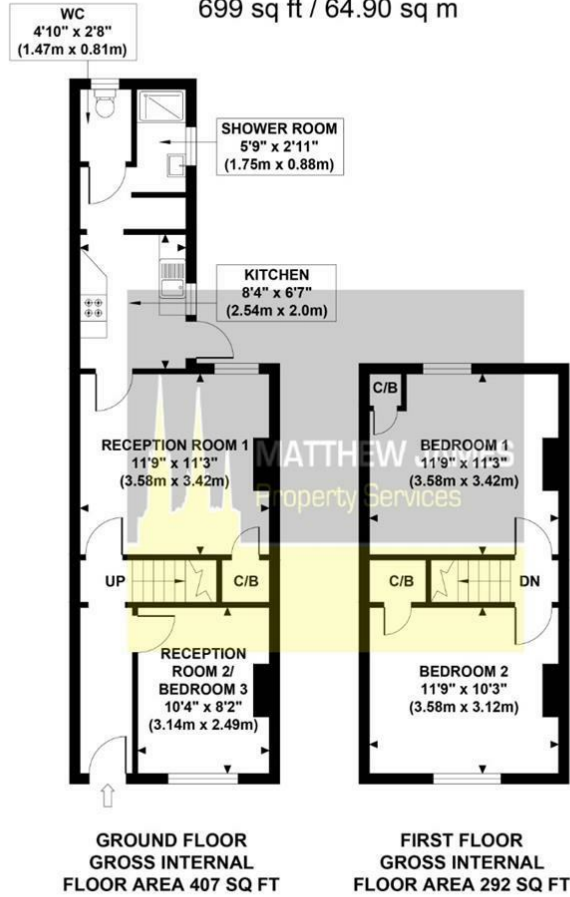
Rear Garden

Being laid mainly to lawn with rear and side pedestrian gated access.

Floor Plan

CARMELITE ROAD

Approximate Gross Internal Area
699 sq ft / 64.90 sq m

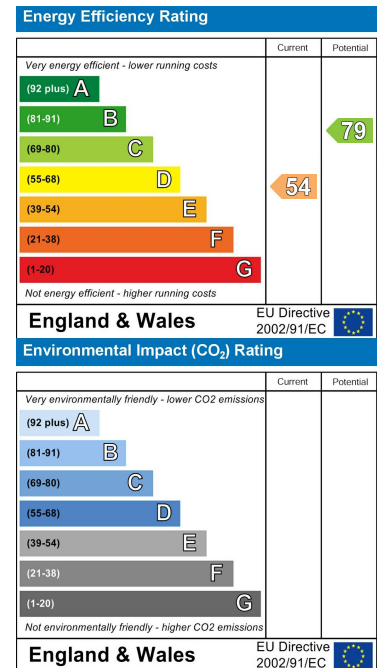


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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