



# MATTHEW JAMES

Property Services



## 103 Kingsland Avenue, Coventry, CV5 8DZ

£184,995

THREE / FOUR BEDROOMS... LOCATED IN EARLSDON... NO UPWARD CHAIN... PERFECT FOR INVESTMENT... PERFECT FOR A FIRST TIME BUYER... LOVELY CONDITION THROUGHOUT. Located in Earlsdon, this lovely three / four bedroom property really does need to be viewed to appreciate what is being offered for sale. Currently rented to Warwick University students having four lettable rooms, this property could very easily be an investment property or perfect for those that are looking to downsize or are first time buyers and have three bedrooms and two reception rooms. The property also comprises of larger than average kitchen dining room, a family bathroom on the first floor and manicured rear garden. Located close to main bus routes into Coventry City Centre, a short walk to Earlsdon High Street and local shops. Call us now to book your viewing.

### **Front Garden**

Having walled fore garden with access into the storm porch and through the front door into the:

### **Entrance Hallway**

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

### **Reception Room / Bedroom One**

**13'7 x 10'3 (4.14m x 3.12m)**

Having a stone bay window to the front elevation with inset PVCu double glazed windows.

### **Reception Room Two / Communal Room**

**11'1 x 10'7 (3.38m x 3.23m)**

Having a PVCu double glazed window to the rear elevation and door that leads to the:

### **Breakfast Kitchen**

**15'7 x 9'1 (4.75m x 2.77m)**

Having PVCu double glazed windows to the side and rear elevations, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for two fridge freezers, space for a stand alone cooker, under stairs storage cupboard and tiling to all splash prone areas.

### **First Floor Landing**

Having a balustrade, storage cupboard and doors leading off to:

### **Bedroom Two**

**13'8 x 11'10 (4.17m x 3.61m)**

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

### **Bedroom Three**

**11'11 x 8'8 (3.63m x 2.64m)**

Having a PVCu double glazed window to the rear elevation and wardrobe with sliding doors to the one wall.

### **Bedroom Four**

**10'10 x 9' (3.30m x 2.74m)**

Having a PVCu double glazed window to the rear elevation.

### **Family Bathroom**

**6' x 4'7 (1.83m x 1.40m)**

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

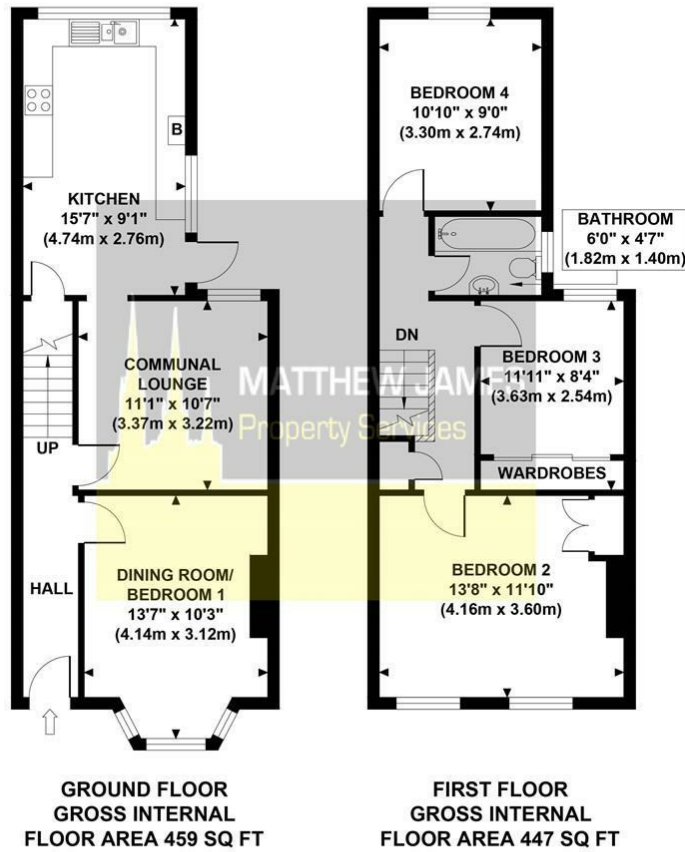
### **Rear Garden**

Having courtyard patio, garden area laid mainly to lawn with planted borders and rear pedestrian gate that leads to the front elevation.

# Floor Plan

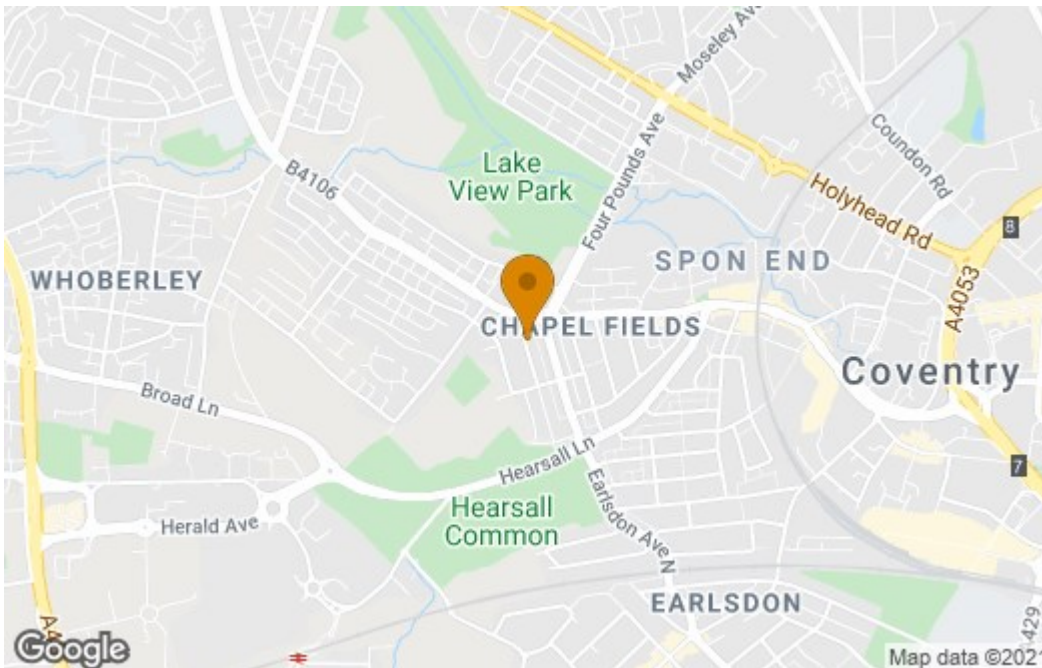
## KINGSLAND AVENUE

Approximate Gross Internal Area 904 sq ft / 84.0 sq m

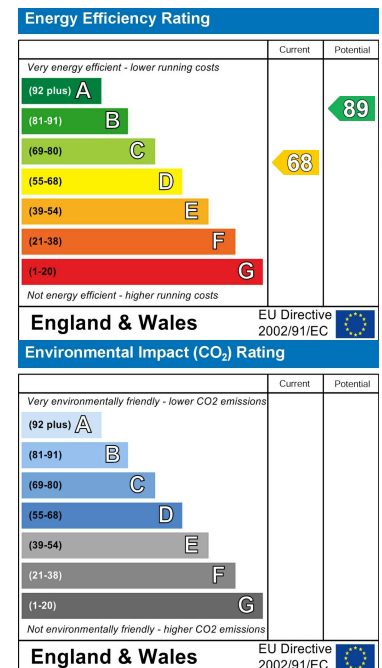


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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