MATTHEW JAMES
Property Services

2 Yarningale Road, Coventry, CV3 3EL
£135,000

TWO DOUBLE BEDROOMS... FIRST FLOOR... MODERN KITCHEN WITH INTEGRATED APPLIANCES... GARAGE... GARDEN AREA... FIVE YEARS OLD... LONG LEASE... VACANT... NO UPWARD CHAIN... (PLEASE NOTE - THE FREEHOLD CAN BE PURCHASED SEPARATELY - CALL FOR MORE DETAILS). Having only been built five years ago, this lovely first floor apartment really does need to be viewed to appreciate everything being offered for sale. Being still under warranty, the property briefly comprises of two double bedrooms, modern kitchen with integrated fridge freezer and washing machine, lounge dining room, family bathroom with shower over bath, off road parking, garage and a garden area. Just a short walk from local shops and the Airport Retail Park and for those that commute, the motorway network is just a short drive away as is Jaguar Landrover. Does this sound like your next property to live or your next investment? Call us now to book your viewing as the property also benefits from being VACANT and having NO UPWARD CHAIN!

Frontage

Having off road parking laid to block paving and shared with the second property, access to your own garage and pedestrian gate to the rear garden area.

Entrance Hallway

Having composite door that leads to stairs up to the first floor and door leads to the:

Living / Dining Room
13'5 x 12'8 (4.09m x 3.86m)

Having a PVCu double glazed window to the front elevation and doors leading off to:

Kitchen
11'x 5'6 (3.35mx 1.68m)

Having a PVCu double glazed window to the side and rear elevations, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, integrated washing machine, oven with hob and modern extractor over with tiling to all splash prone areas.

Family Bathroom
6'11 x 5'6 (2.11m x 1.68m)

Having a PVCu double obscure window to the rear elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, heated ladder style heater to the one wall and tiling to all splash prone areas.

Bedroom One
9'10 x 9'1 (3.00m x 2.77m)

Having a PVCu double glazed window to the rear elevation and access to the loft area having drop down ladder and lighting.

Bedroom Two
9'10 x 9'1 (3.00m x 2.77m)

Having a PVCu double glazed window to the front elevation.

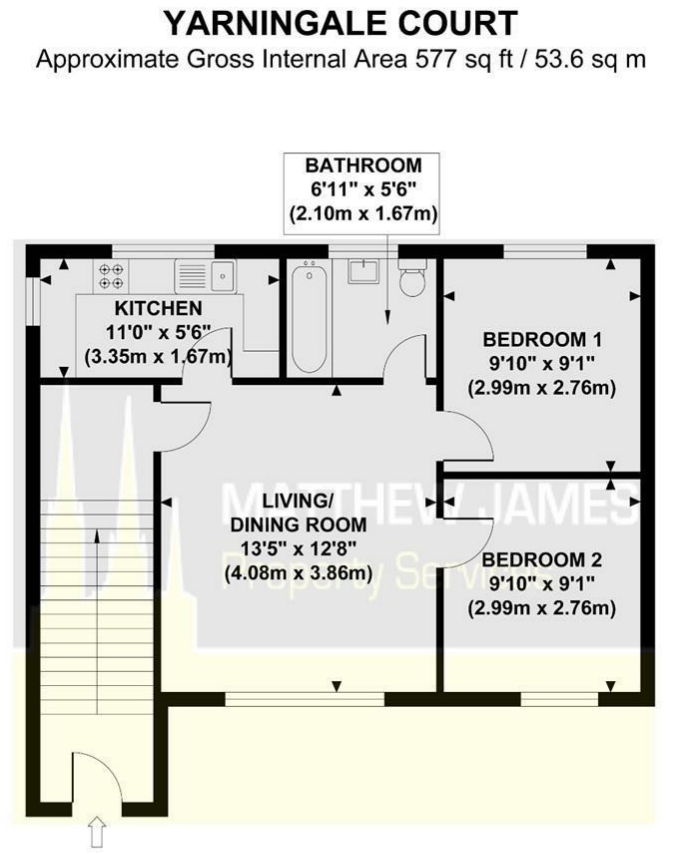
Rear Garden

Having paved patio area and mainly laid to lawn with fenced perimeters with metal garden shed to the one corner.

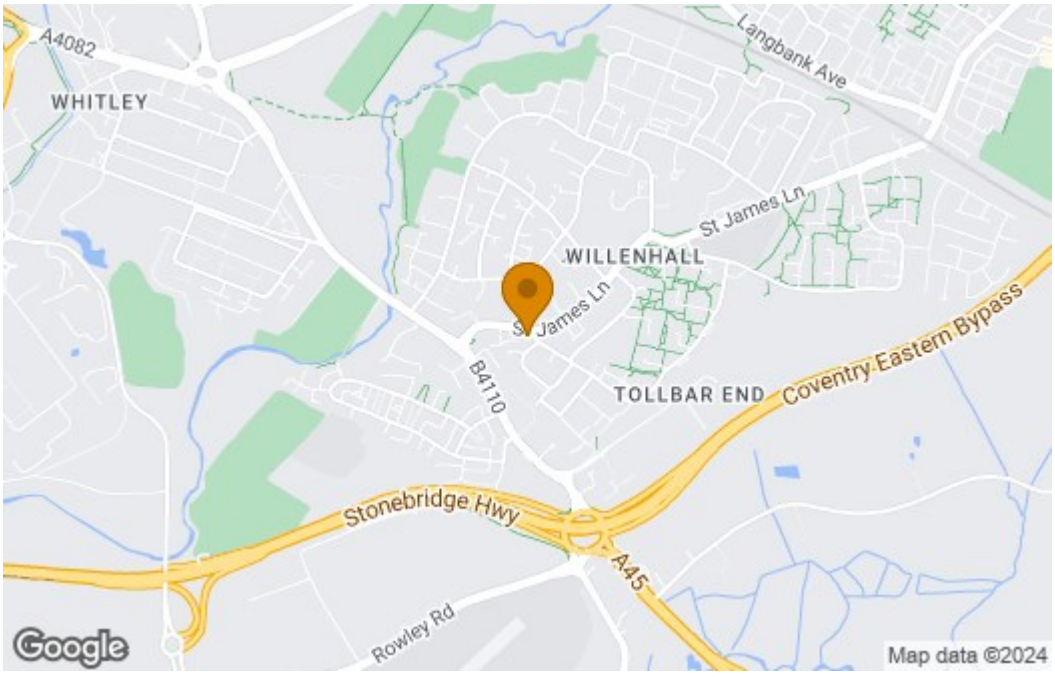
Garage
17'2 x 8'8 (5.23m x 2.64m)

Having an up and over door with eaves storage, power and lighting.

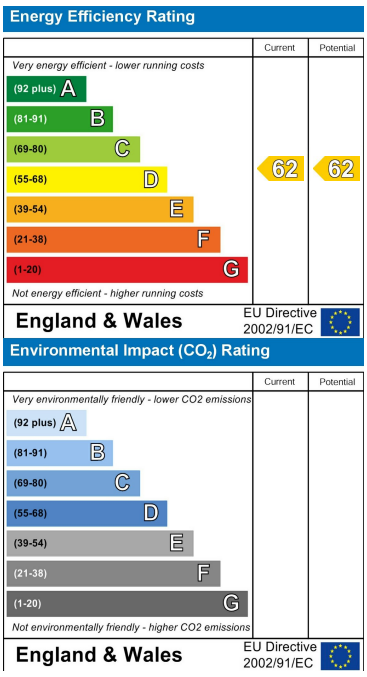
Floor Plan



Area Map



Energy Efficiency Graph



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