

Road Map



Hybrid Map



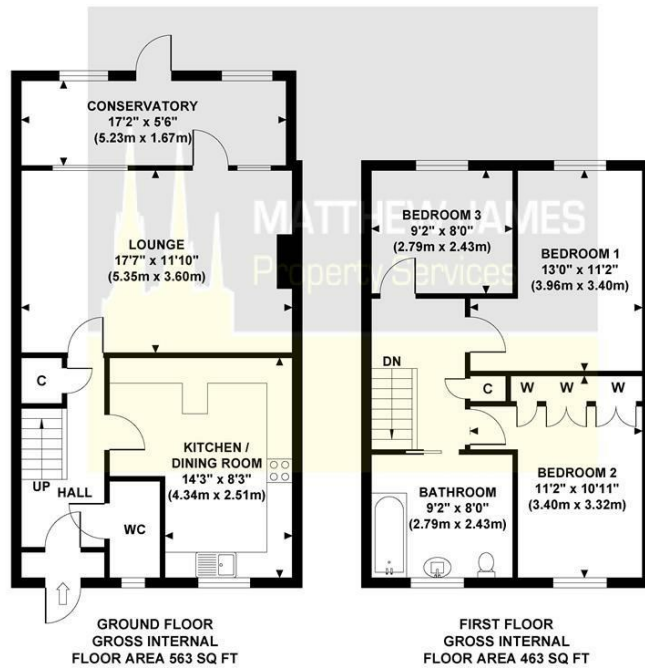
Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

19 ASHBY CLOSE
Approximate Gross Internal Area
1026.0 sq ft / 95.3 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.



19 Ashby Close
Binley, Coventry CV3 2LN

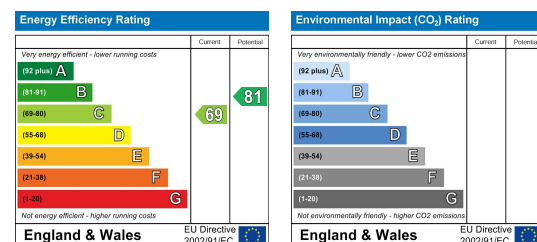
Offers Over £205,000



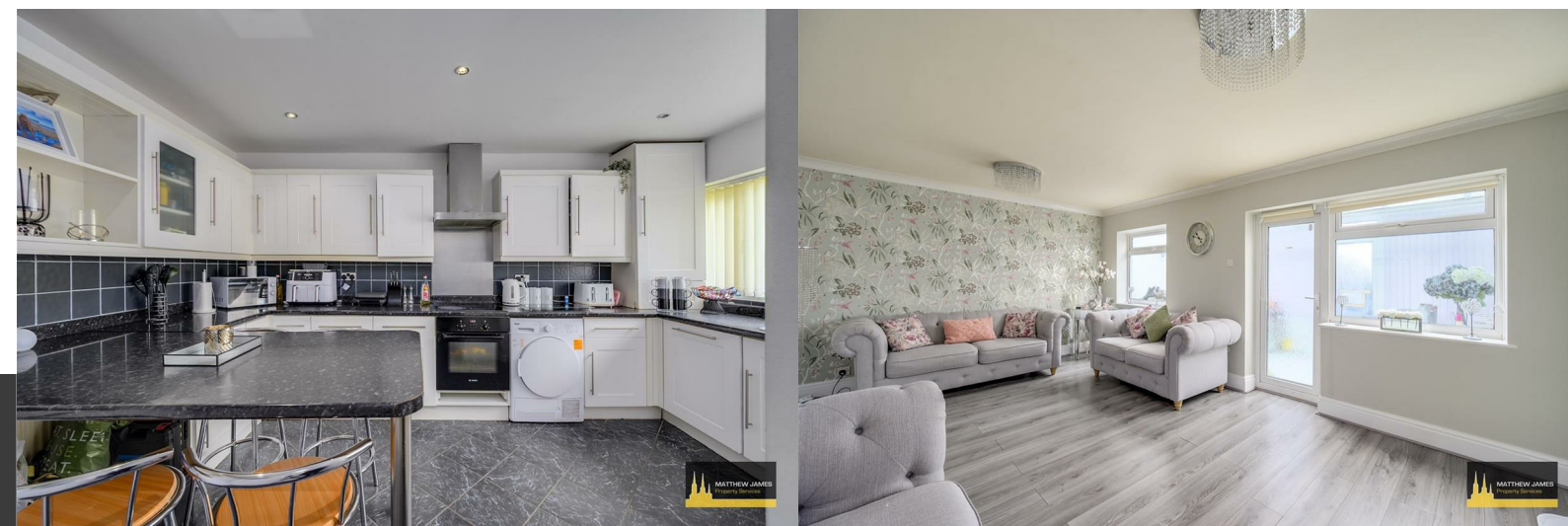
Viewing

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

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

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter

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Offers Over £205,000



Front Garden

Laid mainly to lawn with paved pathway that leads to the front door and gated pedestrian access to the rear garden.

Entrance Hallway

Accessed via a PVCu double obscure glazed door with picture window to the side and having stairs leading off to the first floor, under stairs storage and doors leading off to

Ground Floor Cloakroom

Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to splash prone areas.

Kitchen Dining Room

14'3 x 8'3

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with work surface and upstands over, breakfast bar, integrated fridge and freezer, integrated washing machine, integrated dishwasher, space for a tumble dryer, oven with hob and extractor over and tiling to all splash prone areas.

Lounge

17'7 x 11'10

Having two PVCu double glazed windows to the rear elevation, brick feature fireplace with mantle to the one wall and PVCu double glazed door that leads to the

Conservatory

17'2 x 5'6

Being of dwarf wall and PVCu double glazed design

with power, lighting and further door that leads to the rear garden area.

First Floor Landing

Having balustrade, access to the loft area, airing cupboard and doors leading off to:

Bedroom One

13' x 11'2

Having a PVCu double glazed window to the rear elevation.

Bedroom Two

11'2 x 10'11

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

Bedroom Three

9'2 x 8'0

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

9'2 x 8'

Having a PVCu double obscure glazed window to the front elevation, vanity wash hand basin and integrated WC, panel bath with shower over, heated ladder style towel rail and modern tiling to all four walls..

Rear Garden

Laid mainly to feature paving with timber pedestrian gate that leads to the front elevation and step down and through gate leads to the:

Carport

Being covered and providing one car parking space and access to the:

Garage

18'6 x 8'4

Having pedestrian side door, up and over door to the rear elevation, power and lighting (that just needs to be connected by a qualified electrician).

Rear Access

