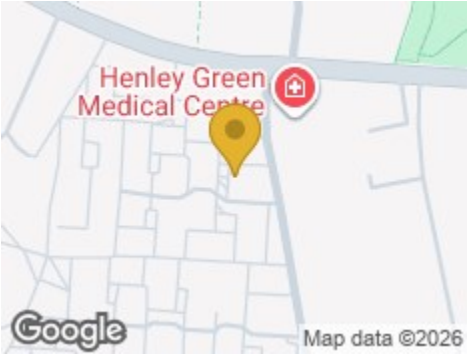


Road Map



Hybrid Map



Terrain Map

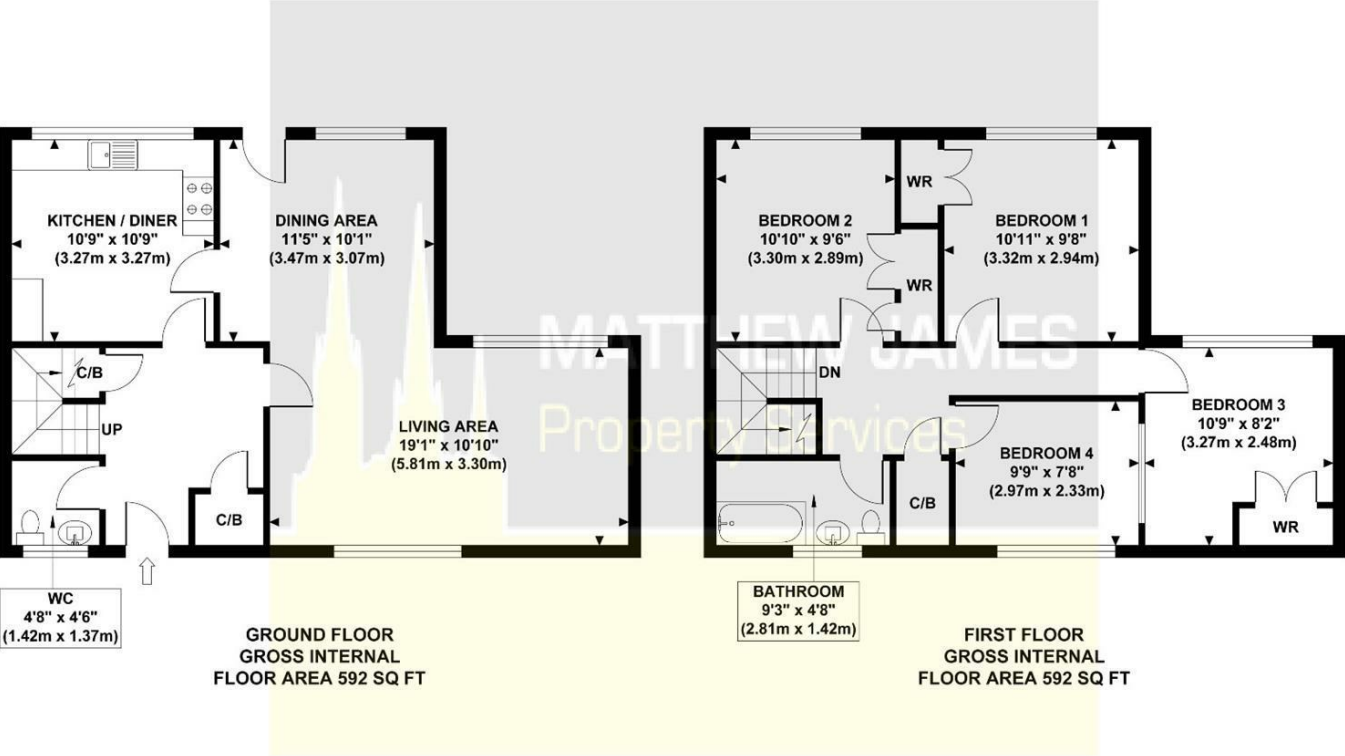


MATTHEW JAMES
Property Services

Floor Plan

55 LAMBETH CLOSE

Approximate Gross Internal Area 1184 sq ft / 109.99 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.

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55 Lambeth Close

Henley Green, Coventry CV2 1JE

Offers Over £165,000



55 Lambeth Close

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Front Garden

Having a fenced perimeter with paved patio area and pedestrian gate that leads to the walkway and parking area.

Entrance Hallway

Having cupboard, under stairs storage cupboard and doors leading off to the:

Ground Floor WC

4'8 x 4'6
Having a PVCu double obscure glazed window to the front elevation, wash hand basin and low level flush WC.

Kitchen Dining Room

10'9 x 10'9
Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface with upstands and splashback over. space and plumbing for a washing machine, integrated oven with four ring gas hob and seating area.

Dining Area

11'5 x 10'1
Having a PVCu double glazed door with PVCu double glazed window to the side facing the rear elevation.

Living Area

19'1 x 10'10
Having a PVCu double glazed window to the front and rear elevations.

First Floor Landing

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

Bedroom One

10'11 x 9'8
Having a PVCu double glazed window to the rear elevation with built-in wardrobes to the one wall.

Bedroom Two

10'10 x 9'6
Having a PVCu double glazed window to the rear elevation with built-in wardrobes to the one wall.

Bedroom Three

10'9 x 8'2
Having a PVCu double glazed window to the rear elevation with built-in wardrobes to the one wall.

Bedroom Four

9'9 x 7'8
Having a PVCu double glazed window to the front elevation.

Family Bathroom

9'3 x 4'8
Having a PVCu double obscure glazed window to the rear elevation, panel bath, low level flush WC, wash hand basin and tiling to all splash prone areas.

Rear Garden

Being larger than average with fenced perimeter and pedestrian gate to the side.

Parking Area

There is communal parking for all properties.

Communal Areas

