

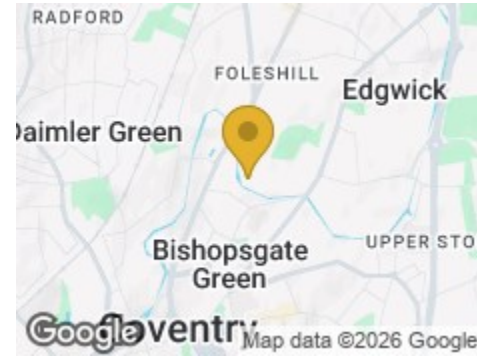
Road Map



Hybrid Map



Terrain Map

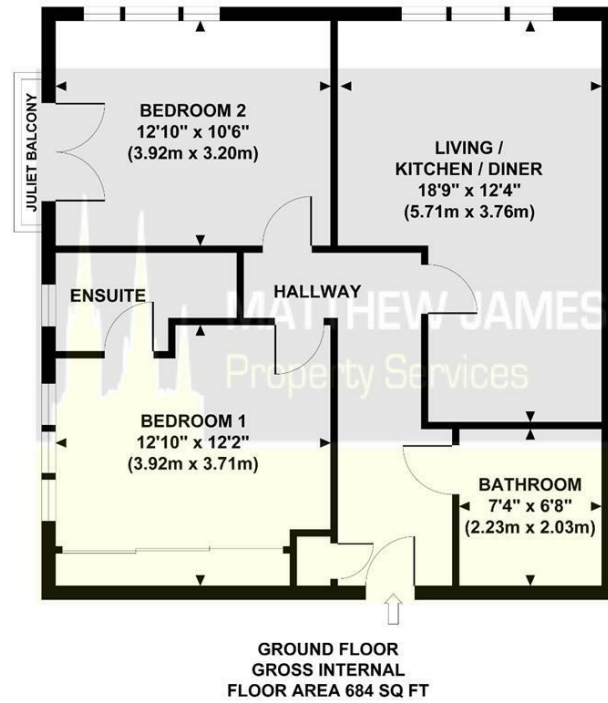


**MATTHEW JAMES**  
Property Services

Floor Plan

**CHELMSFORD DRIVE**

Approximate Gross Internal Area 684 sq ft / 63.50 sq m



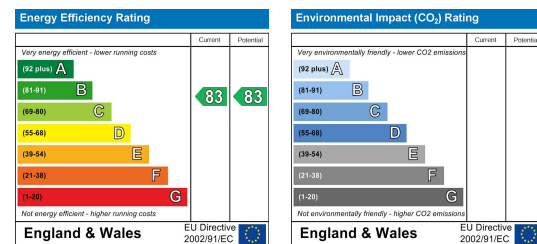
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



**81 Chelmsford Drive**

Paragon Park, Coventry CV6 5QA

Offers Over £140,000



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# 81 Chelmsford Drive

Paragon Park, Coventry CV6 5QA

## Offers Over £140,000



### Approach

Websters House can be found in a quiet corner at the end of the development. There is secure access into the building via the front door into the:

### Communal Areas

Being well kept, clean, clutter free, postal boxes and stairs leading off to the first floor. Through the front door into the:

### Entrance Hallway

Having a security intercom and doors leading off to:

### Bathroom

7'4 x 6'8

Having a panel bath with rain head shower over, pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

### Living Kitchen / Diner

18'9 x 12'4

Having a PVCu double glazed window to the rear elevation, seating area, TV point and an open plan kitchen with a range of wall, base and drawer units, space for a fridge freezer, space and plumbing for a washing machine, integrated oven with hob and extractor over and tiling to all splash prone areas.

### Bedroom One

12'10 x 12'2

Having a PVCu double glazed window to the side elevation, fully fitted mirrored wardrobes to the one wall with sliding doors and door leading off to the:

### Bedroom One En-Suite

(Not Measured) Having a PVCu double obscure glazed

window to the side elevation, walk-in shower enclosure with rain head shower over, pedestal wash hand basin, low level flush WC, extractor and tiling to all splash prone areas.

### Bedroom Two / Further Living Space

12'10 x 10'6

Having a PVCu double glazed window to the rear elevation and PVCu double glazed French doors with Juliet balcony to the side elevation. Currently being used as an additional living area.

### Parking

This property has an allocated parking space.

