MATTHEW JAMES
Property Services

6 Pembury Avenue

Longford, Coventry, CV6 6JT

We are delighted to bring to the market, this beautiful, link detached property. Well positioned in the popular area of Longford to the north of the city, it offers a complete tick list for that perfect home. Nestled in a cul de sac, this property sits on a good sized plot, is ready to move in and make your own - even better still, it's being offered with No Onwards Chain....

As you step into the entrance hallway, embrace the warm, welcoming feel of this property - lovingly cared for over 20 years by the current owner to provide immaculate accommodation inside and out. On the ground floor, there is a spacious lounge which flows into the dining area to the rear - flooded with natural day light all the way through. Swing open the patio doors to the rear and admire the pristine garden - perfect for that morning coffee or alfresco dining.

Continue the flow into the kitchen which is fully fitted with modern units and a handy storage cupboard. Integrated appliances include electric double oven, extractor fan & gas burner hob - there is also freestanding space for a dishwasher and fridge freezer. Your laundry needs and more storage are catered for in the utility area which has been cleverly extended from the integrated garage.

£249,999

6 Pembury Avenue

Longford, Coventry, CV6 6JT

3 1 1 C

- Beatifully Presented Link Detached
- Utility Area
- Off Road Parking & Integral Garage
- Council Tax Band C
- Three Bedrooms
- Gas Central Heating & PVCu Windows & Doors
- No Onwards Chain
- Available With No Onwards Chain
- Cul De Sac Location
- EPC Rating C

GROUND FLOOR

Entrance Hallway

Lounge
14'9" x 11'5" (4.50 x 3.48)

Diner
9'8" x 6'6" (2.97 x 1.99)

Kitchen
9'8" x 6'6" (2.97 x 1.99)

Integral Garage & Utility

FIRST FLOOR

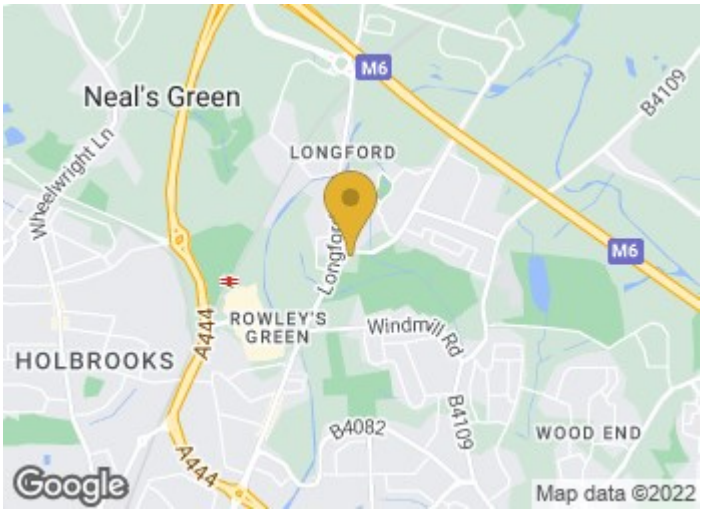
Master Bedroom
14'4" x 8'5" (4.39 x 2.57)

Bedroom Two
8'5" x 8'0" (2.57 x 2.46)

Bedroom Three
8'0" x 5'8" (2.46 x 1.75)

Shower Room

Outside

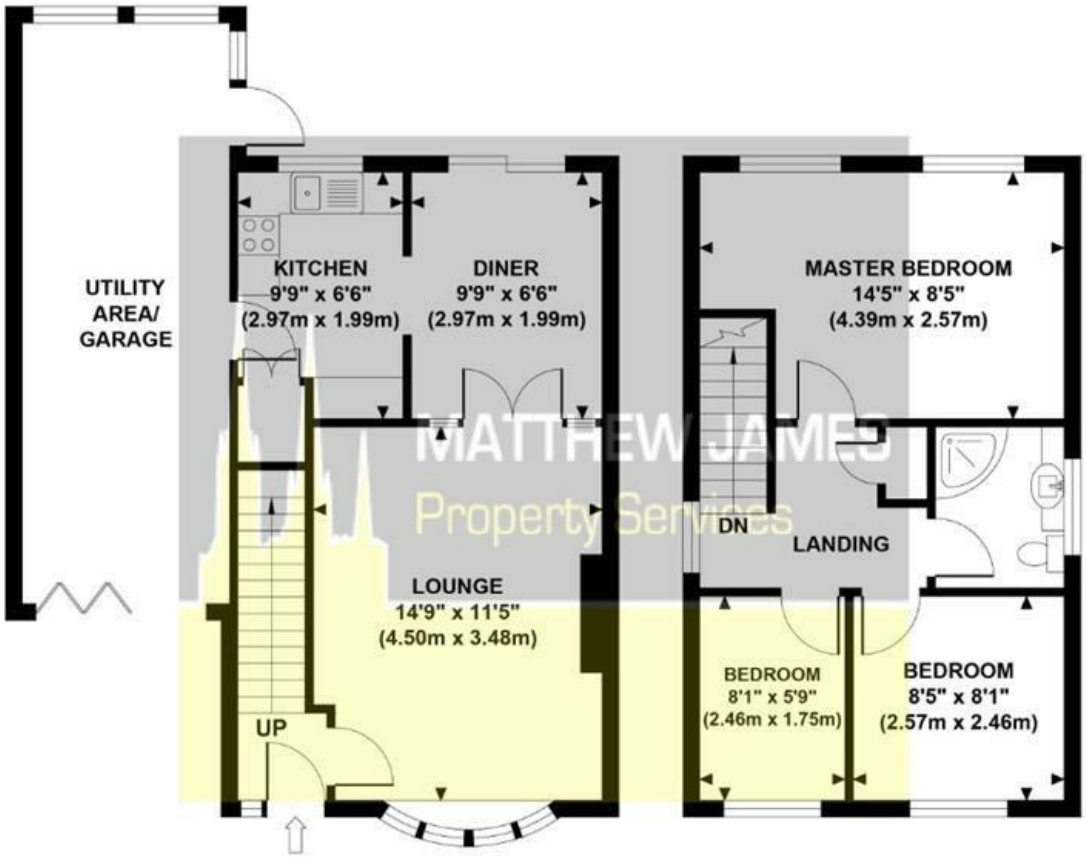


Directions

Floor Plan

PEMBURY AVENUE

Approximate Gross Internal Area 920 sq ft / 85.40 sq m

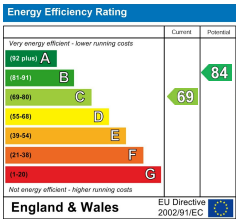


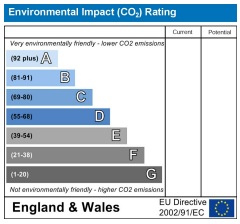
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 558 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 362 SQ FT

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.

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.





CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter