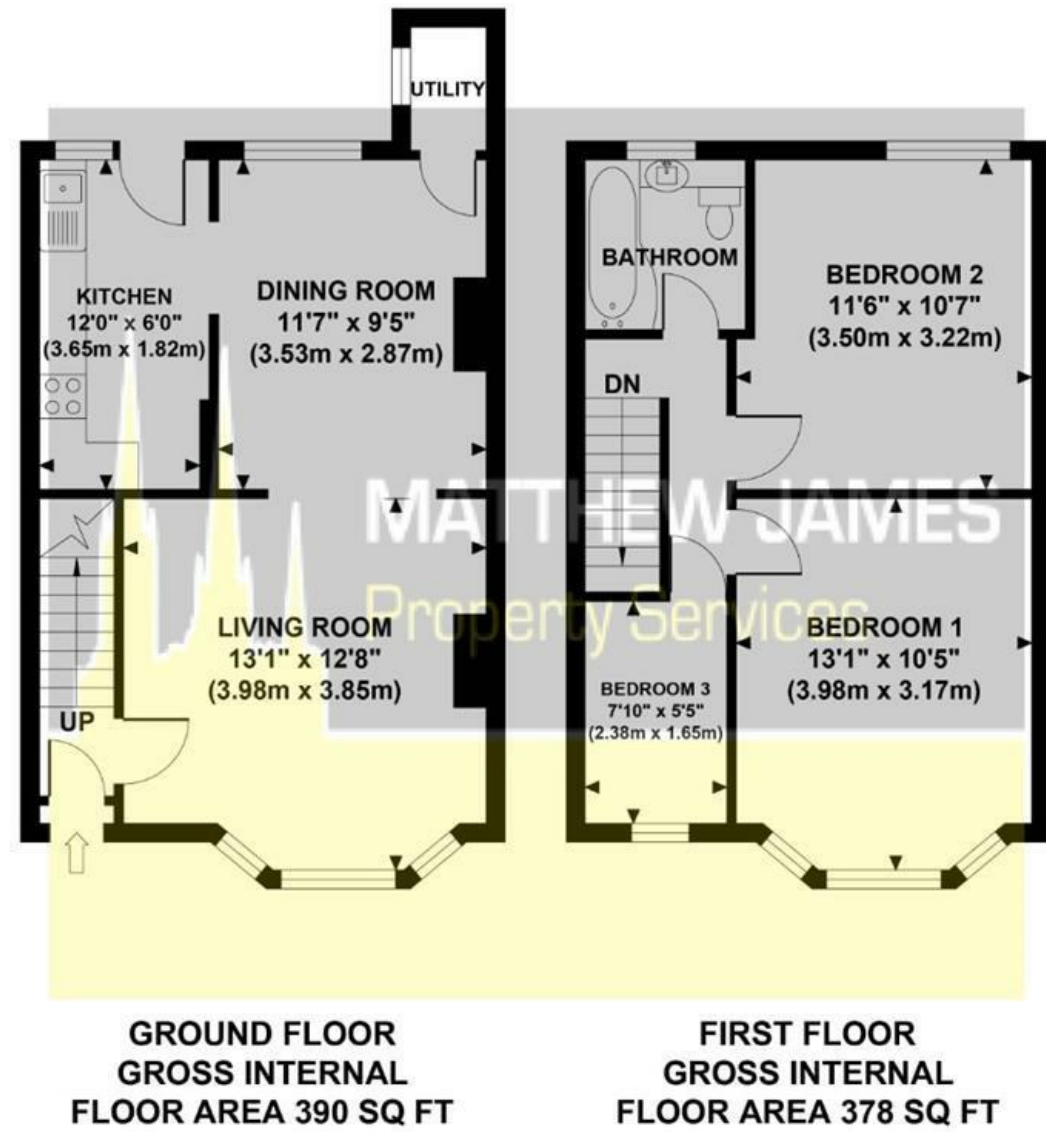


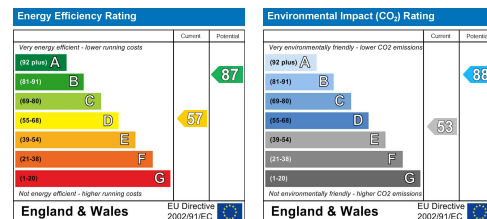
## WYCLIFFE ROAD WEST

Approximate Gross Internal Area 768 sq ft / 71.30 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.

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.



## 65 Wycliffe Road West Wyken, Coventry CV2 3DX

THREE BEDROOMS... VACANT... NO UPWARD CHAIN... END OF TERRACE... NEW FLOORING THROUGHOUT... COMPLETELY REDECORATED... GARAGE... UTILITY AREA... ALL READY TO GO! A fantastic opportunity to own your first property in Wyken or for the investor buyer looking for their next buy to let. This property is located on a popular road and has the added benefit of being vacant with no upward chain. Comprising of open plan living and dining room, modern kitchen, utility area, three bedrooms, family bathroom with white modern suite, lovely rear garden and a garage. Wont be around for long so call us now to book your viewing.

O.I.R.O £220,000

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

**MATTHEW JAMES**  
Property Services

# 65 Wycliffe Road West

Wyken, Coventry CV2 3DX



- Three Bedrooms
- Living Dining Room
- Beautiful Throughout
- Modern Bathroom
- VACANT
- Utility Area
- Re-Decorated Throughout
- NO UPWARD CHAIN
- Garage To Rear
- New Flooring Throughout



## Front Garden

## Entrance Hallway

## Living Room

13'1 x 12'8 (3.99m x 3.86m)

## Dining Room

11'7 x 9'5 (3.53m x 2.87m)

## Utility Room

## Kitchen

12'x 6' (3.66m x 1.83m)

## First Floor Landing

## Double Bedroom One

13'1 x 10'5 (3.99m x 3.18m)

## Double Bedroom Two

11'6 x 10'7 (3.51m x 3.23m)

## Single Bedroom Three

7'10 x 5'5 (2.39m x 1.65m)

## Family Bathroom

6' x 5'8 (1.83m x 1.73m)

## Rear Garden



## Directions

