

Road Map



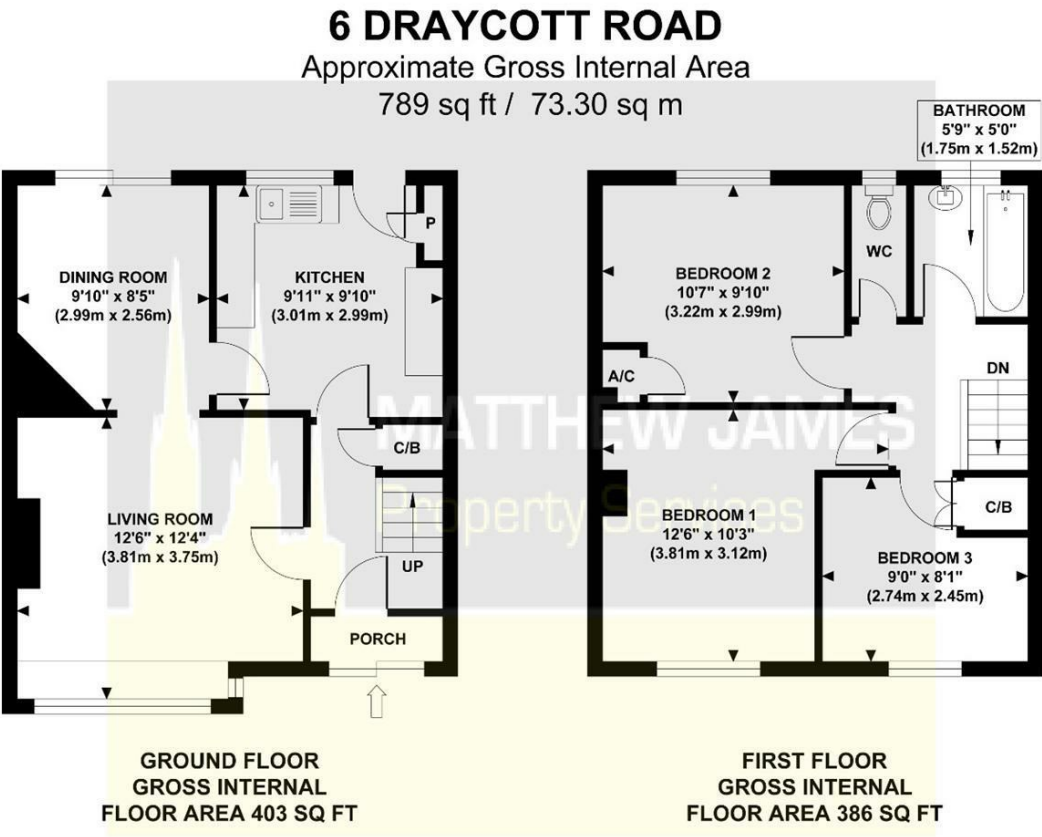
Hybrid Map



Terrain Map



Floor Plan



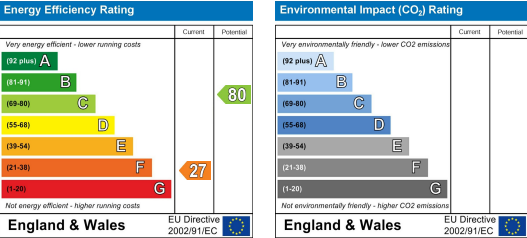
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

Energy Efficiency Graph



MATTHEW JAMES
Property Services



6 Draycott Road

Wyken, Coventry CV2 3NB

Offers Over £195,000



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Front Garden

Laid to decorative paving with planted beds and paved pathway leads to the:

Storm Porch

Being of PVCu double glazed design with sliding PVCu double glazed doors and access through the front door with picture window to the side into the:

Entrance Hallway

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

Living Room

12'6 x 12'4
Having a PVCu double glazed window to the front elevation, feature fireplace with hearth, mantle and surround and gas fire inset. An arch leads to the:

Dining Room

9'10 x 8'5
Having sliding patio doors to the rear garden area, original fireplace still in place as a feature and door leading to the:

Kitchen

9'11 x 9'10
Having a PVCu double glazed window and PVCu double obscure glazed door to the rear garden elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a fridge freezer, space for a cooker and built-in pantry cupboard.

First Floor Landing

Having banister, access to the loft (part boarded) and doors leading off to:

Bedroom One

12'6 x 10'3
Having a PVCu double glazed window to the front elevation.

Bedroom Two

10'7 x 9'10
Having a PVCu double glazed window to the rear elevation and built-in airing cupboard.

Bedroom Three

9 x 8'1
Having a PVCu double glazed window to the front elevation and built-in storage over stairs cupboard.

Bathroom

5'9 x 5'0
Having a PVCu double obscure glazed window to the rear elevation, wall mounted heater, panel bath and pedestal wash hand basin with tiling to all splash prone areas.

Separate WC

(Not Measured) Having a PVCu double obscure glazed window to the rear elevation and low level flush WC.

Rear Garden

Having fenced perimeter, mainly paved with planted borders and access to the:

Garage

(Not Measured) Having a pedestrian side door and up and over door to the rear elevation.

Store

Brick built and having an opening door.

