

## 5 Ambleside, Coventry, CV2 2GD Offers Over £190,000

Welcome to the market this well presented two bedroom traditional mid-terrace home offered for sale as VACANT with NO UPWARD CHAIN! The property is ready to collect your keys and move straight in, being recently decorated throughout and refitted with a modern kitchen ideal for first time buyer to add their touches and call home. The Potters Green location is highly sought after and convenient, the property sits in a peaceful cul-de-sac walking distance to local shops, schools, and public transport.

As you step inside entrance hallway through to the lounge, having wooden flooring and bayed window a cosy space to unwind after a day at work. The kitchen/ dining is well equipped having plenty of modern white cupboards, laminate flooring, integrated fridge/freezer, oven and gas hob, space for a washing machine and separate area for your dining table with French doors out to the garden. Upstairs you have two double bedrooms with wooden flooring and a larger than average bathroom with separate shower cubicle. The property also benefits from PVCu double glazing and gas central heating.

The driveway at the front provides off street parking and the rear garden has a patio area for seating, laid lawn and at the rear sits the garage with rear entry access.

A fantastic home that would be perfect for those looking for their first home, looking to downsize or add to their property portfolio. Does this look and sound like your next family home? Call us now to book your viewing.

## Approach & Driveway



## Lounge

13'10 x 10'8 (4.22m x 3.25m)



## Kitchen/ Dining

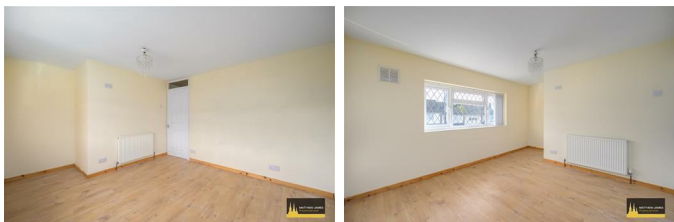
13'10 x 8'7 (4.22m x 2.62m)



## First Floor Landing

### Bedroom One

13'10 x 10'10 (4.22m x 3.30m)



### Bedroom Two

11'09 x 7'6 (3.58m x 2.29m)



## Bathroom

8'5 x 5'11 (2.57m x 1.80m)



## Rear Garden

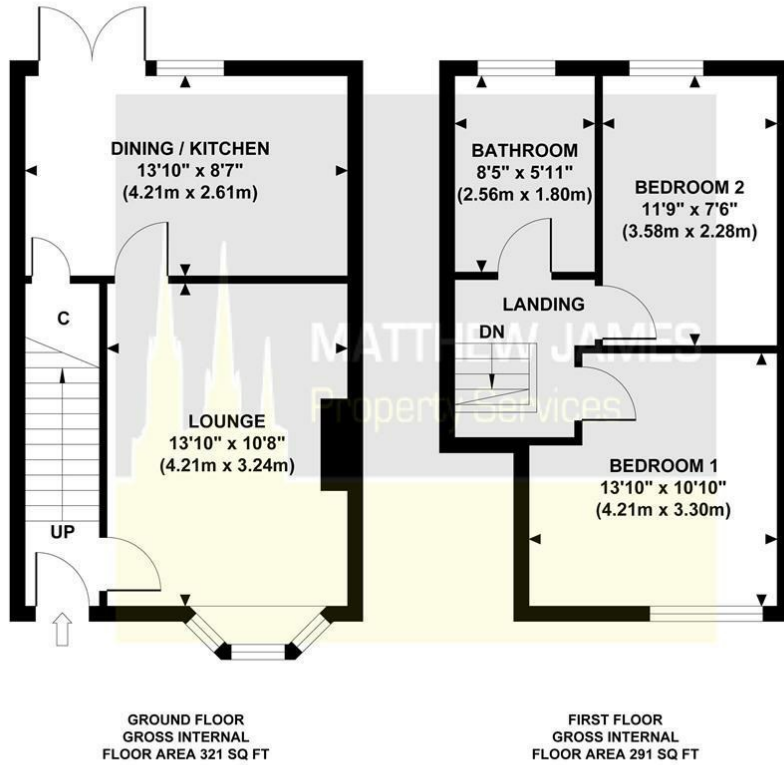


## Garage

# Floor Plan

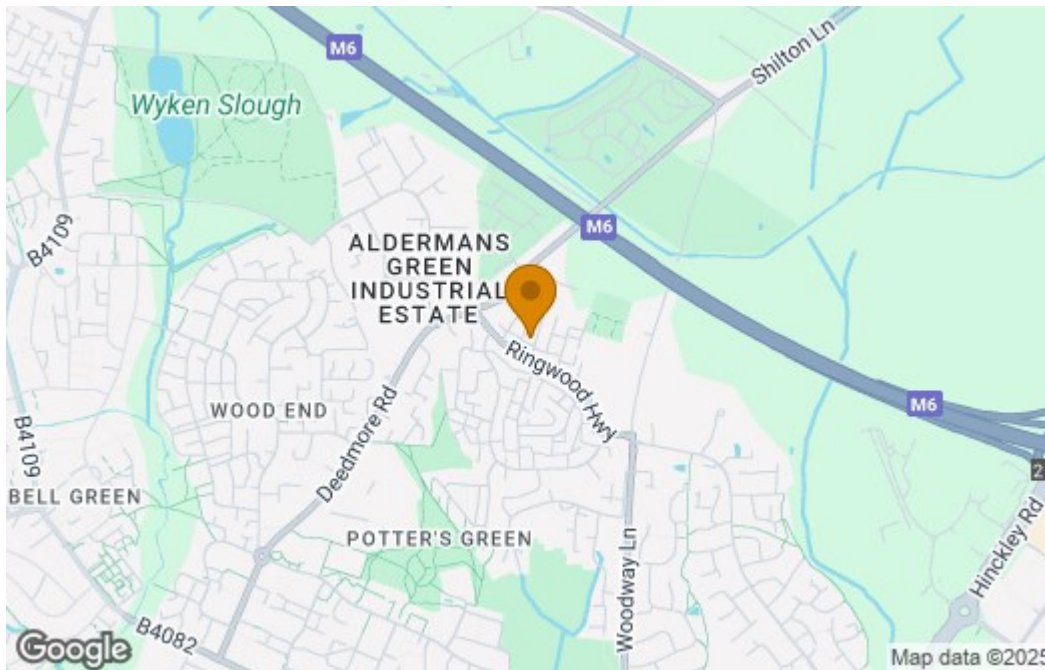
## 5 AMBLESIDE, COVENTRY

Approximate Gross Internal Area  
612 sq ft / 56.85 sq m

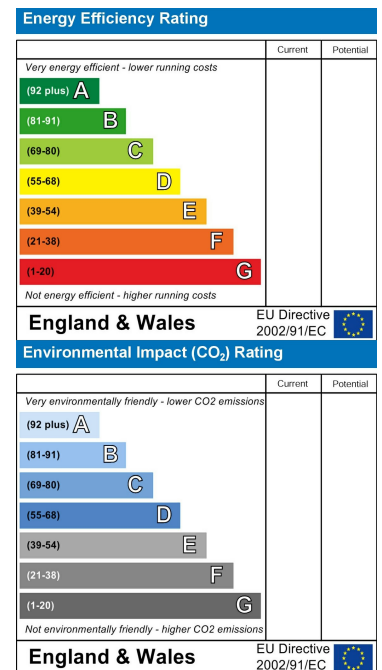


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



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.

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