



MATTHEW JAMES

Property Services



65 Wycliffe Road West, Coventry, CV2 3DX

Offers Over £220,000

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.

Front Garden

Laid mainly to paving with walled fore garden and allowing access through the front door into the:

Entrance Hallway

Having stairs off to the first floor and door leading to the:

Living Room

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

Having a PVCu double glazed bay window to the front elevation and opening to the:

Dining Room

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

Having a PVCu double glazed window to the rear elevation, archway to the kitchen and door that leads to the:

Utility Room

(Not Measured) Having a small window to the side elevation, wall mounted central heating boiler and space and plumbing for a washing machine.

Kitchen

12'x 6' (3.66mx 1.83m)

Having a PVCu double glazed window and door to the rear elevation, a range of modern wall, base and drawer units with roll top work surface over, space for a fridge freezer, integrated oven with hob and extractor over and modern tiling to all splash prone areas.

First Floor Landing

Having balustrade and doors leading off to:

Double Bedroom One

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

Having a PVCu double glazed bay window to the front elevation.

Double Bedroom Two

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

Having a PVCu double glazed window to the rear elevation.

Single Bedroom Three

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

Having a PVCu double glazed window to the rear elevation.

Family Bathroom

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

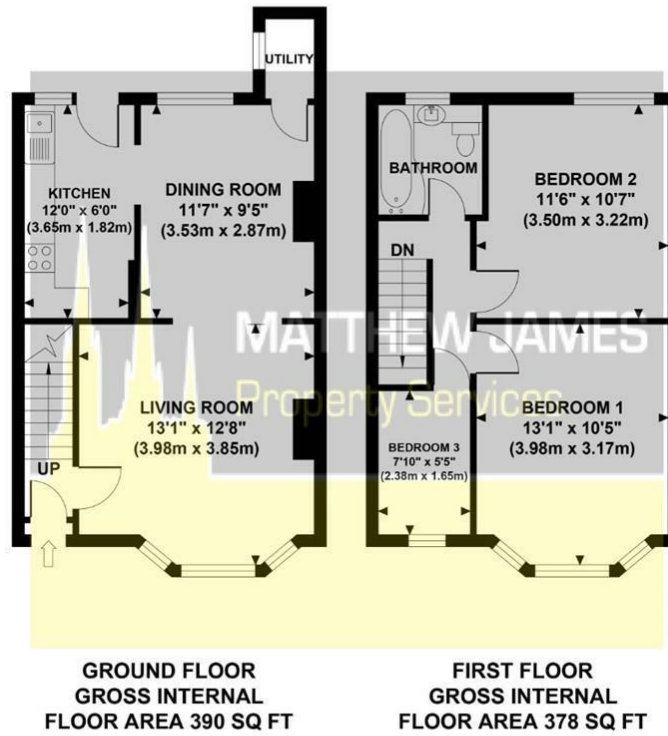
Rear Garden

Large garden patio, lawn and garage with rear access

Floor Plan

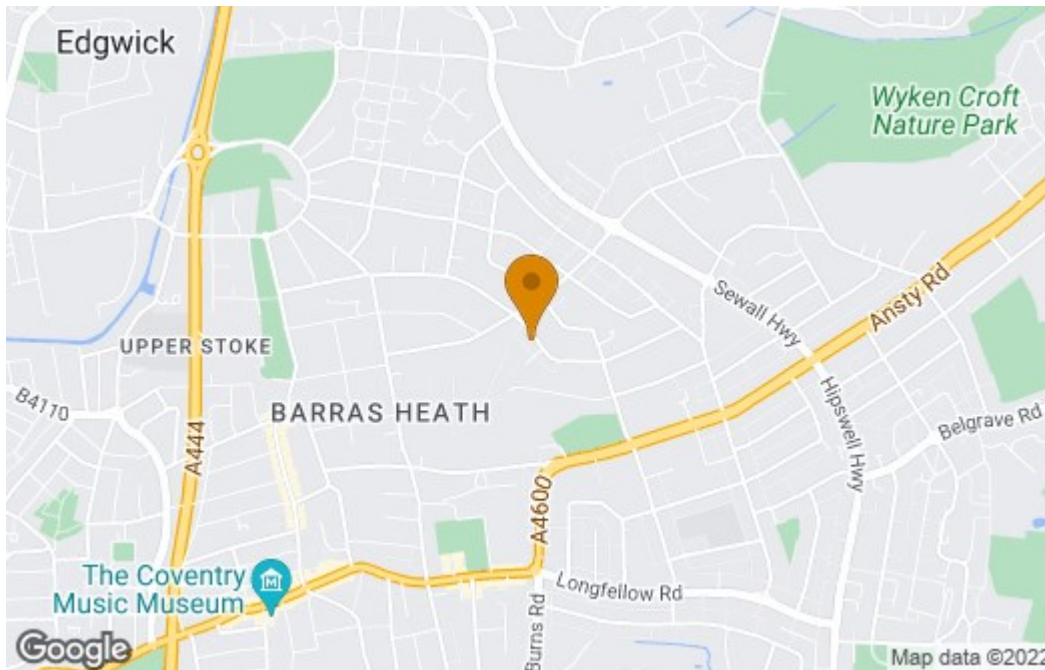
WYCLIFFE ROAD WEST

Approximate Gross Internal Area 768 sq ft / 71.30 sq m

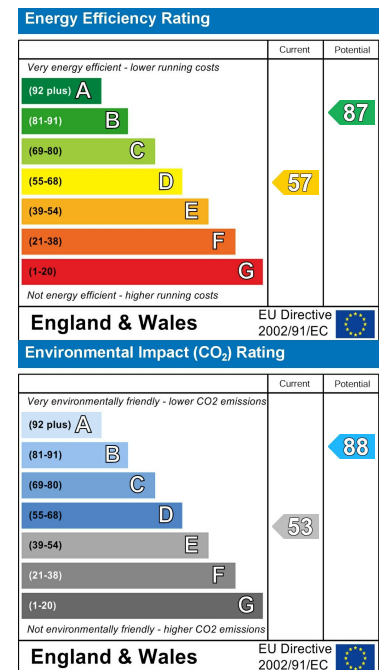


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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