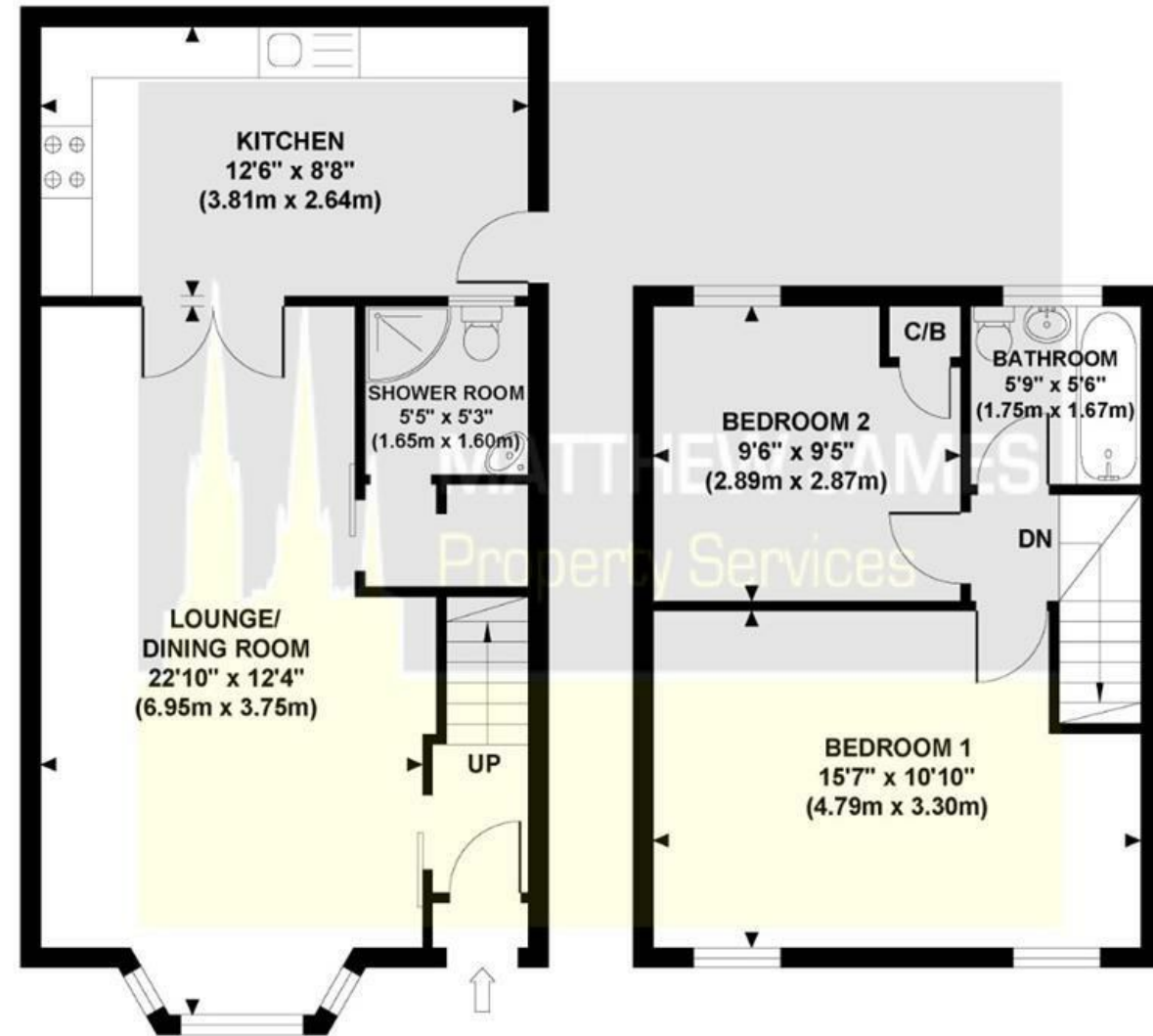


# YELVERTON ROAD

Approximate Gross Internal Area  
803 sq ft / 74.6 sq m

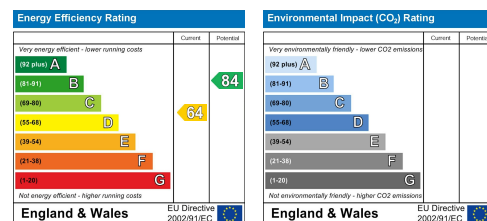


**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 479 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 324 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



## 99 Yelverton Road Radford, Coventry CV6 4AG

DOUBLE GARAGE & BUILT-IN OFFICE... TWO DOUBLE BEDROOMS... EXTENDED KITCHEN... GROUND FLOOR SHOWER ROOM... UPSTAIRS FAMILY BATHROOM... THROUGH LOUNGE DINING ROOM... A fantastic opportunity to own your very first property or to add to your property portfolio with this lovely two double bedroom property in Radford. Basically comprising of through lounge dining room, ground floor shower room, extended kitchen, two double bedrooms, family bathroom, rear garden with veranda and purpose built double garage with built-in office space for those that can / have to work from home. Double glazed and gas centrally heated, this property is all ready to go! Close to all amenities including the Arena Park Shopping Centre, Jubilee Crescent, main bus routes to Coventry City Centre and the motorway network is just a short drive away for those that commute. Does it sound like your new home? Call us now to book your immediate viewing.

**O.I.R.O £195,000**

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

# 99 Yelverton Road

Radford, Coventry CV6 4AG



- TWO DOUBLE BEDROOMS
- MID TERRACE
- HARDSTANDING TO FRONT
- DOUBLE GARAGE & BUILT-IN OFFICE
- UPSTAIRS BATHROOM
- EXTENDED KITCHEN
- GROUND FLOOR SHOWER ROOM
- THROUGH LOUNGE DINING ROOM
- DOUBLE GLAZED & GAS CENTRAL HEATING

## Front Garden

## Storm Porch

## Entrance Hallway

## Lounge Dining Room

22'10 x 12'4 (6.96m x 3.76m)

## Inner Lobby

## Ground Floor Shower Room

5'5 x 5'3 (1.65m x 1.60m)

## Extended Kitchen

12'6 x 8'8 (3.81m x 2.64m)

## First Floor Landing

## Bedroom One

15'7 x 10'10 (4.75m x 3.30m)

## Bedroom Two

9'6 x 9'5 (2.90m x 2.87m)

## Family Bathroom

5'9 x 5'6 (1.75m x 1.68m)

## Rear Garden

## Double Garage / Workshop & Office

19' x 14' (5.79m x 4.27m)



## Directions

