



# MATTHEW JAMES

Property Services



## 26 Ambleside, Coventry, CV2 2GD

£1,095 Per Month

Welcome to this charming two-bedroom end of terrace house located in the Potters Green area, situated within a peaceful cul-de-sac location. This delightful home has been meticulously improved throughout, offering a wonderful opportunity for you to collect the keys and move straight in. This property boasts a highly convenient location, with local shops, excellent schools, and amenities just a stone's throw away. It is also ideally positioned for working professionals, with easy access to The University Hospital Walsgrave.

Entrance porch leading into the home, you will be greeted by an inviting open-plan living space that is the heart of this beautiful home. The lounge area is perfect for relaxation, while the modern kitchen dining area features stylish kitchen units, an integrated electric oven and hob, and ample space for a dining table. This area seamlessly flows into a conservatory, enhancing the ground floor living experience. Upstairs, you will find two generously sized bedrooms, providing comfortable accommodation, along with a sleek, modernised bathroom that adds a touch of luxury to your daily routine. The property is decorated to a high standard throughout, ensuring a warm and welcoming atmosphere.

Externally, the home benefits from a driveway and a front garden, as well as a rear garden and garage, offering additional storage space. Recent upgrades include new gas central heating installed in 2025, new windows fitted in 2023, and a complete re-wiring of the property in 2023. Nothing has been left untouched in this wonderful home, making it a perfect choice for those seeking a move-in ready property in a convenient location.

## Front Garden & Parking



## Entrance Hallway

**Open Plan Lounge Kitchen Dining Room**  
25'4 x 11'5 (7.72m x 3.48m)

## Conservatory

## First Floor Landing

**Bedroom One**  
11'6 x 11'1 (3.51m x 3.38m)

**Bedroom Two**  
11'9 x 8'5 (3.58m x 2.57m)

**Family Bathroom**  
7'3 x 5'9 (2.21m x 1.75m)

## Rear Garden

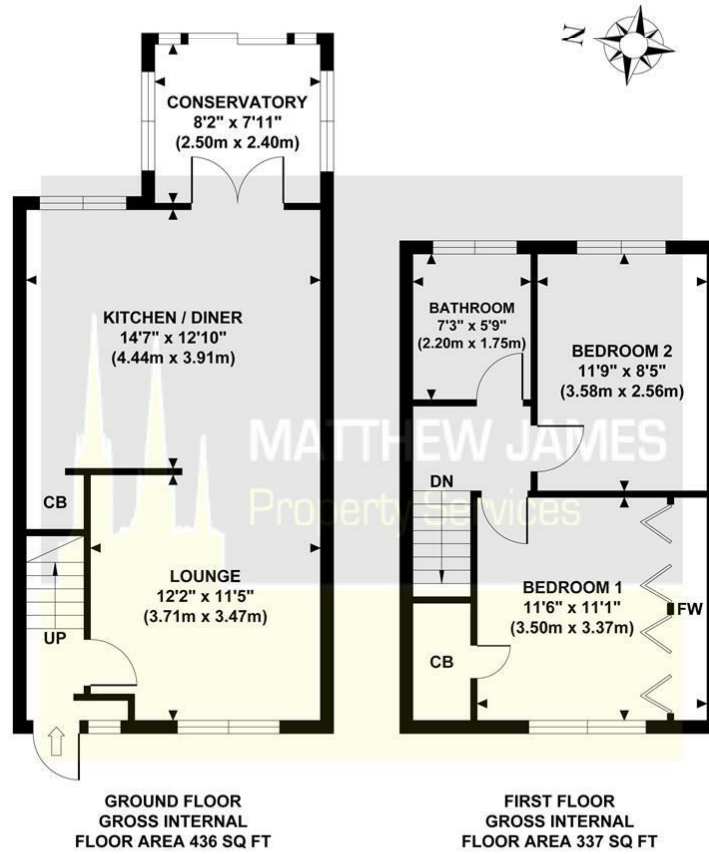


## Garage

# Floor Plan

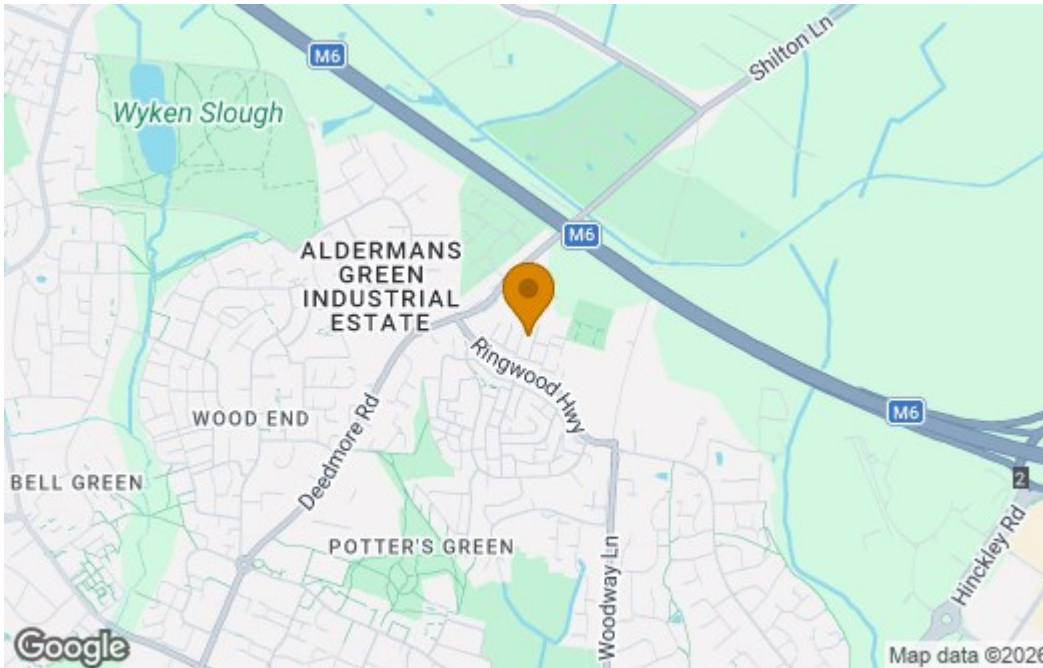
## 26 AMBLESIDE

Approximate Gross Internal Area 773 sq ft / 71.81 sq m

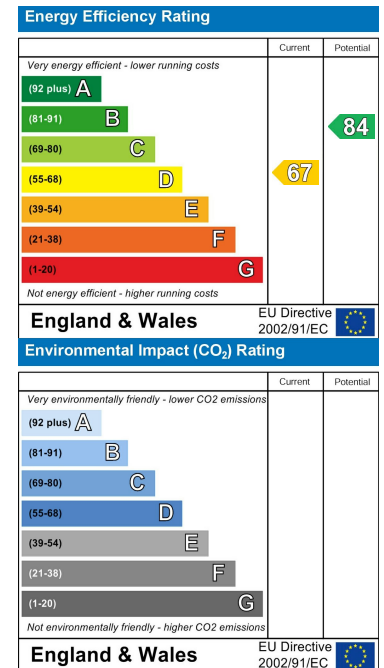


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

### CONTACT INFORMATION

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