



**62 Chideock Hill, Coventry, CV3 6LL**  
**£314,995**

Matthew James are delighted to offer for sale this semi-detached, two bedroomed bungalow. Although in need of some modernisation, it offers the new owner a great opportunity to put their own personal touch and create a lovely home - even better the property is being offered with No Chain.

Located in a pleasant cul-de-sac setting on the sought after Styvechale Grange estate, the property enjoys a pleasant, head of the cul-de-sac position and is also within easy reach to many local amenities.

Enter into the spacious "L" shaped hallway, from which you can access each room of the bungalow. The spacious lounge to the rear enjoys garden views through the patio doors. The kitchen has plenty of room to fully kit out with the kitchen of your dreams. The two double bedrooms to the front are good in size and both have built in storage space. The bathroom and separate WC complete the internal accommodation.

Outside, to the side is a good-sized driveway with ample off-road parking space as well as access to the garage and rear garden. Both the front and rear gardens are in good proportion, with the rear offering a private, sunny space to enjoy with a mixture of paved patio area, lawn and mature shrubbery.

The property is well served for local shops, bus services and local road networks via the A45/A46. For those that enjoy nature, the delights of the War Memorial Park and many designated walk are just minutes away. We highly recommend a viewing to fully appreciate - please get in touch to arrange.

## **Entrance Hallway**

### **Lounge**

18'0" x 11'5" (5.5 x 3.5)

### **Kitchen**

8'10" x 8'10" (2.7 x 2.7)

### **Cloakroom**

5'6" x 2'11" (1.7 x 0.9)

### **Bathroom**

5'6" x 5'2" (1.7 x 1.6)

### **Bedroom One**

11'9" x 9'10" (3.6 x 3.0)

### **Bedroom Two**

9'6" x 8'2" (2.9 x 2.5)

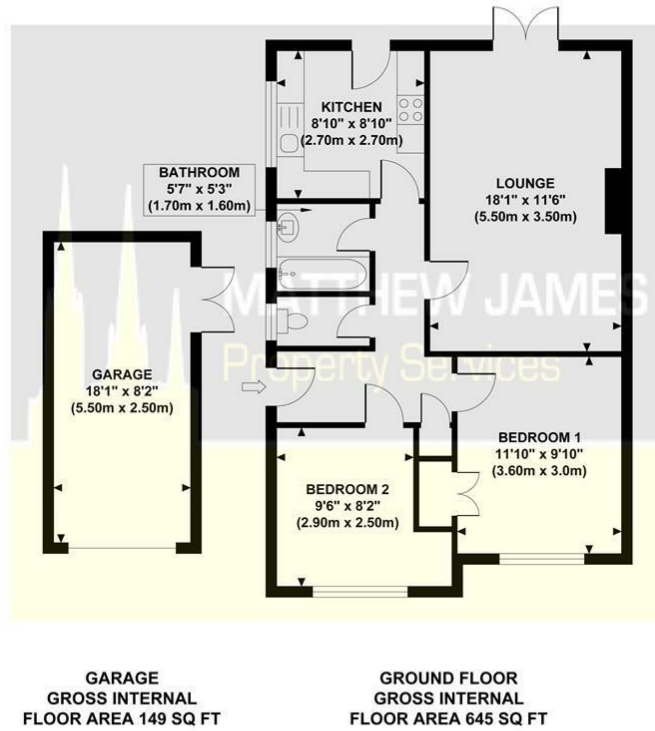
### **Garage**

18'0" x 8'2" (5.5 x 2.5)

# Floor Plan

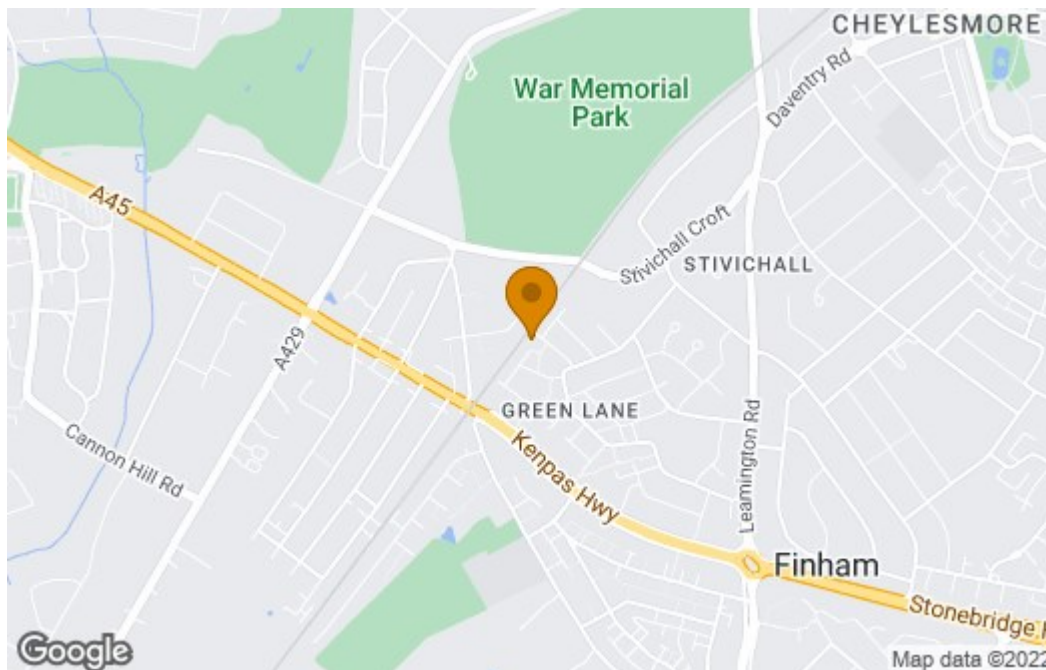
## CHIDEOCK HILL

Approximate Gross Internal Area  
794 sq ft / 73.76 sq m

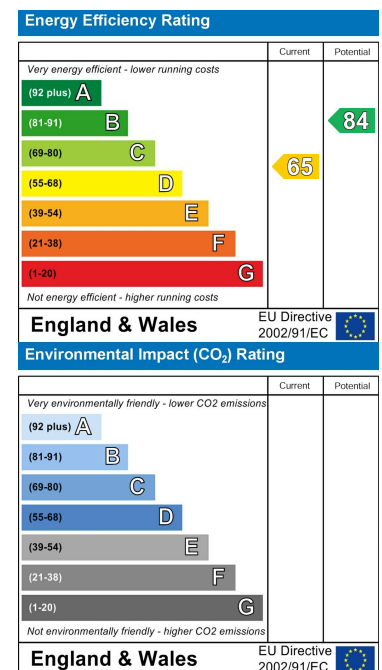


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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