



**MATTHEW JAMES**  
Property Services



**76 Somerset Road, Coventry, CV1 4EE**  
**£135,000**

TWO BEDROOMS... FIRST FLOOR BATHROOM... TWO RECEPTION ROOMS... VACANT... NO UPWARD CHAIN... ALL READY TO GO! Located in Foleshill within the CV1 postcode, this property must be viewed to appreciate what is being offered for sale. briefly comprising of two reception rooms, kitchen, first floor bathroom and two bedrooms. Close to schools, shops and a main bus route into the City Centre (although its walk-able), this property also benefits from having NO UPWARD CHAIN and being vacant. Call us now to book your immediate viewing.

### **Front Garden**

Having walled perimeter and access through the front door into the:

### **Reception Room One**

**11'5 x 11'2 (3.48m x 3.40m)**

Having a double glazed window to the front elevation, stairs off to the first floor and doorway that leads to:

### **Reception Room Two**

**11'5 x 11'2 (3.48m x 3.40m)**

Having PVCu double glazed window to the rear elevation, under stairs cupboard and further door that leads to the:

### **Kitchen**

**14' x 5'6 (4.27m x 1.68m)**

Having a PVCu double glazed window to the side elevation, door that leads to the rear garden and courtyard area, a range of wall, base and drawer units with roll top work surface over and tiling to all splash prone areas.

### **First Floor Landing**

Having doors leading off to:

### **Bedroom One**

**11'5 x 11'2 (3.48m x 3.40m)**

Having a double glazed window to the front elevation and over stairs storage space.

### **Bedroom Two**

**11'5 x 8'2 (3.48m x 2.49m)**

Having a double glazed window to the rear elevation

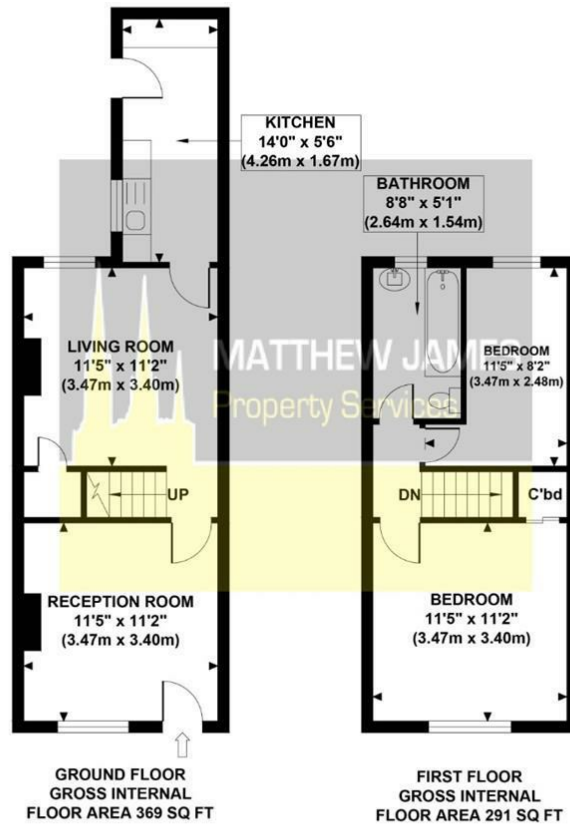
### **Rear Garden**

Having courtyard and garden area laid mainly to lawn with fenced perimeters.

# Floor Plan

## Somerset Road

Approximate Gross Internal Area  
660 sq ft / 61.3 sq m

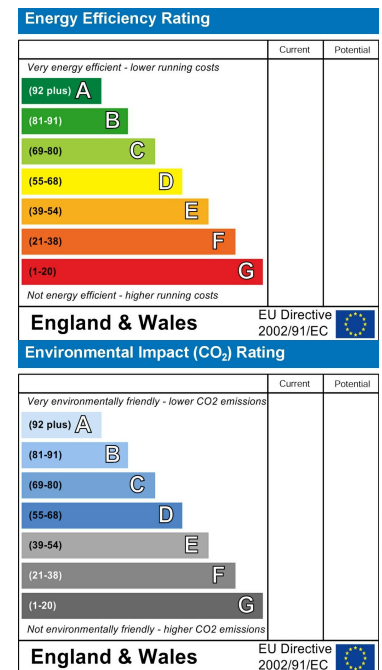


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

## CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter