



19 Ashby Close, Coventry, CV3 2LN
Offers Over £205,000

THREE BEDROOMS... END OF TERRACE ON A GOOD SIZED PLOT... GARAGE AND CARPORT... CONSERVATORY... GROUND FLOOR WC... NO UPWARD CHAIN... UNDER WARRANTY BOILER... CLOSE TO ALL AMENITIES. Located in Binley and next to St Bartholemew's Academy School, this lovely property is being sold with NO UPWARD CHAIN and is perfect for those that are looking for their first family home or looking to downsize. Overlooking a green to the front and at the end of a cul-de-sac to the rear, it really does need to be viewed to see everything that is being offered for sale. Briefly comprising front garden, entrance hallway, kitchen dining room, ground floor WC, lounge, conservatory, three bedrooms, family bathroom, rear garden, garage and a carport. Having fantastic broadband speeds available and perfect for those that work from home, could this be your next family home? Call us now to book your viewing!

Front Garden



Laid mainly to lawn with paved pathway that leads to the front door and gated pedestrian access to the rear garden.

Entrance Hallway



Accessed via a PVCu double obscure glazed door with picture window to the side and having stairs leading off to the first floor, under stairs storage and doors leading off to

Ground Floor Cloakroom



Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to splash prone areas.

Kitchen Dining Room 14'3 x 8'3 (4.34m x 2.51m)



Having a PVCu double glazed window to the front

elevation, a range of wall, base and drawer units with work surface and upstands over, breakfast bar, integrated fridge and freezer, integrated washing machine, integrated dishwasher, space for a tumble dryer, oven with hob and extractor over and tiling to all splash prone areas.

Lounge 17'7 x 11'10 (5.36m x 3.61m)



Having two PVCu double glazed windows to the rear elevation, brick feature fireplace with mantle to the one wall and PVCu double glazed door that leads to the

Conservatory 17'2 x 5'6 (5.23m x 1.68m)

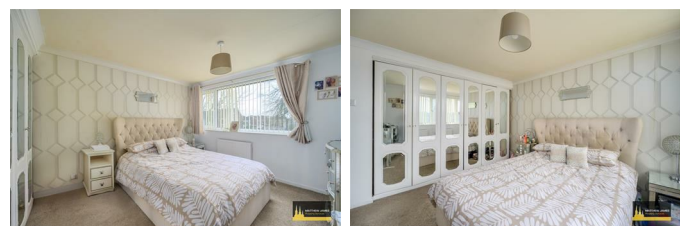


Being of dwarf wall and PVCu double glazed design with power, lighting and further door that leads to the rear garden area.

First Floor Landing

Having balustrade, access to the loft area, airing cupboard and doors leading off to:

Bedroom One 13' x 11'2 (3.96m x 3.40m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Two
11'2 x 10'11 (3.40m x 3.33m)



Having a PVCu double glazed window to the front elevation and built-in wardrobes to the one wall.

Bedroom Three
9'2 x 8'0 (2.79m x 2.44m)



Having a PVCu double glazed window to the rear elevation.

Family Bathroom
9'2 x 8' (2.79m x 2.44m)



Having a PVCu double obscure glazed window to the front elevation, vanity wash hand basin and integrated WC, panel bath with shower over, heated

ladder style towel rail and modern tiling to all four walls..

Rear Garden



Laid mainly to feature paving with timber pedestrian gate that leads to the front elevation and step down and through gate leads to the:

Carport



Being covered and providing one car parking space and access to the:

Garage
18'6 x 8'4 (5.64m x 2.54m)

Having pedestrian side door, up and over door to the rear elevation, power and lighting (that just needs to be connected by a qualified electrician).

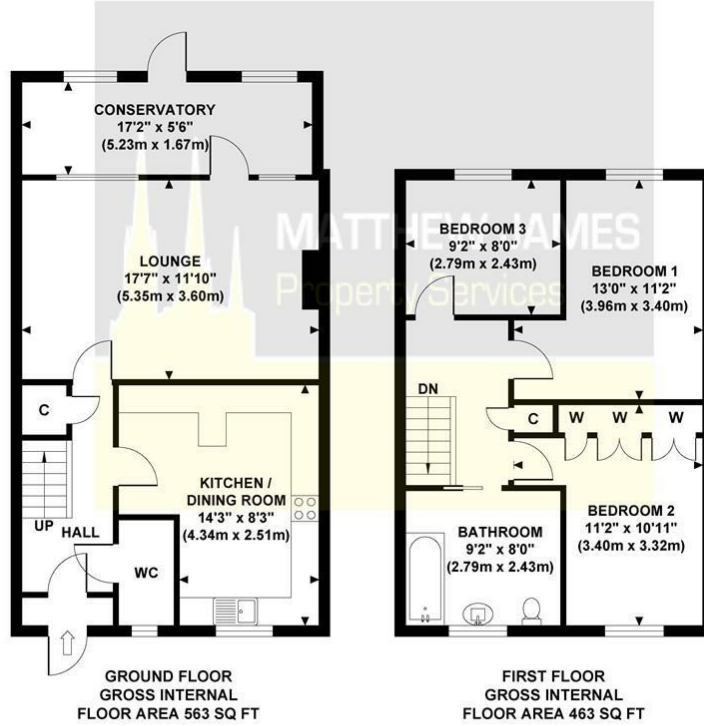
Rear Access



Floor Plan

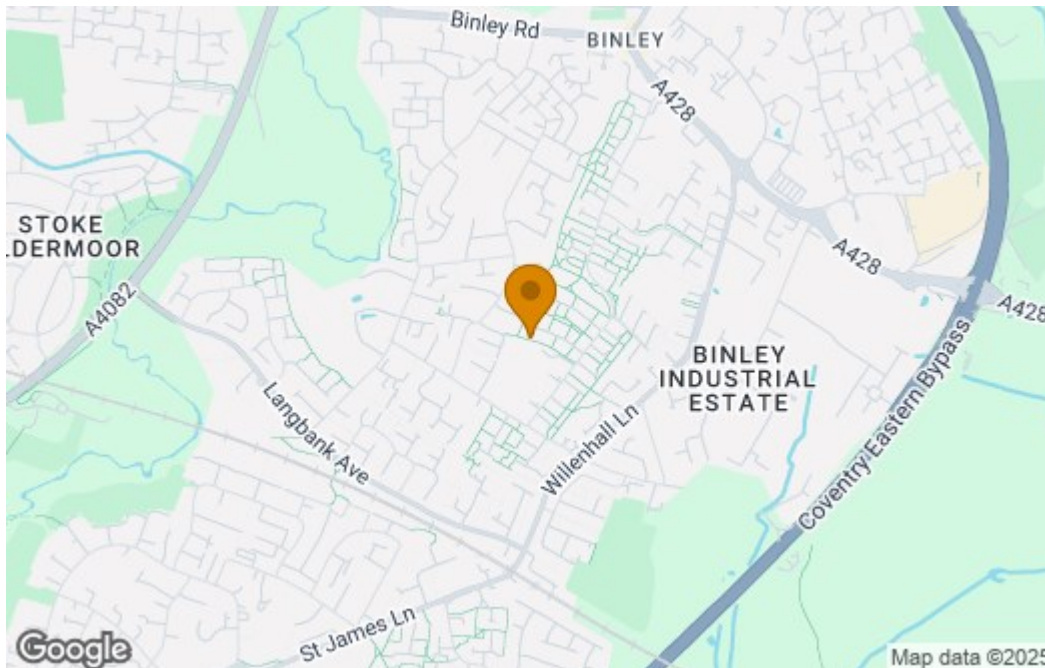
19 ASHBY CLOSE

Approximate Gross Internal Area
1026.0 sq ft / 95.3 sq m

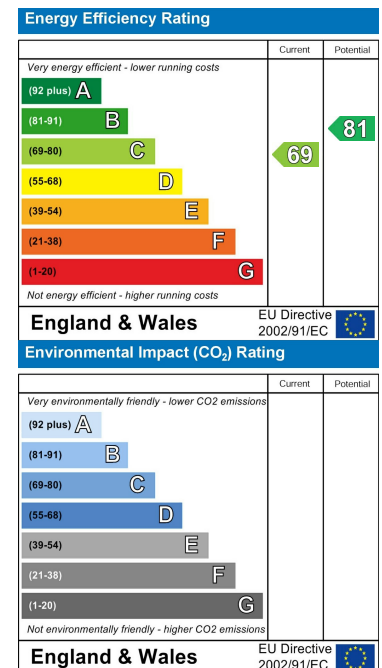


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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