



25 Hartland Avenue Wyken, Coventry, CV2 3EP

No Chain...End Terraced...Three Bedrooms...Through Lounge / Diner...Good Size Rear Garden...Garage with Vehicular Access...Excellent Schools and Local Amenities... Located in the very popular area of Wyken, Matthew James are delighted to offer this traditional property for sale. With highly regarded schools and local amenities just a short walk away, its a great location for families. University Hospital is just a few minutes' drive and the property has easy access to all major road networks, making that commute a little easier.

On the ground floor, you'll find a spacious through lounge / diner with patio doors that lead out to the rear garden space. A fully fitted kitchen with views over, and door leading out to the rear garden space.

Head upstairs to the first floor which consists of two double bedrooms, one to the front aspect and one to the rear, the third bedroom is of a single size and is also ideal for a home office / nursery / hobby room. The family bathroom is fitted with a modern suite, with shower over bath and completes the first floor.

Outside the front is mainly laid to lawn and parking is currently on street. Vehicular access through the gates to the side of the property, gives access to the rear garden, garage and some parking. The rear garden is

£209,995

25 Hartland Avenue

Wyken, Coventry, CV2 3EP



- No Onwards Chain
- End Terraced
- Three Bedrooms
- Fantastic Schools and Local Amenities
- Gas Central Heating & Double Glazing
- Through Lounge / Dinner
- Further Potential to Improve
- EPC Rating D

GROUND FLOOR

Lounge / Diner

24'3" x 15'5" (7.4 x 4.7)

Kitchen

15'5" x 8'6" max (4.7 x 2.6 max)

FIRST FLOOR

Bedroom One

10'9" x 9'2" (3.3 x 2.8)

Bedroom Two

10'9" x 10'2" (3.3 x 3.1)

Bedroom Three

7'2" x 4'11" (2.2 x 1.5)

Family Bathroom

7'2" x 4'11" (2.2 x 1.5)

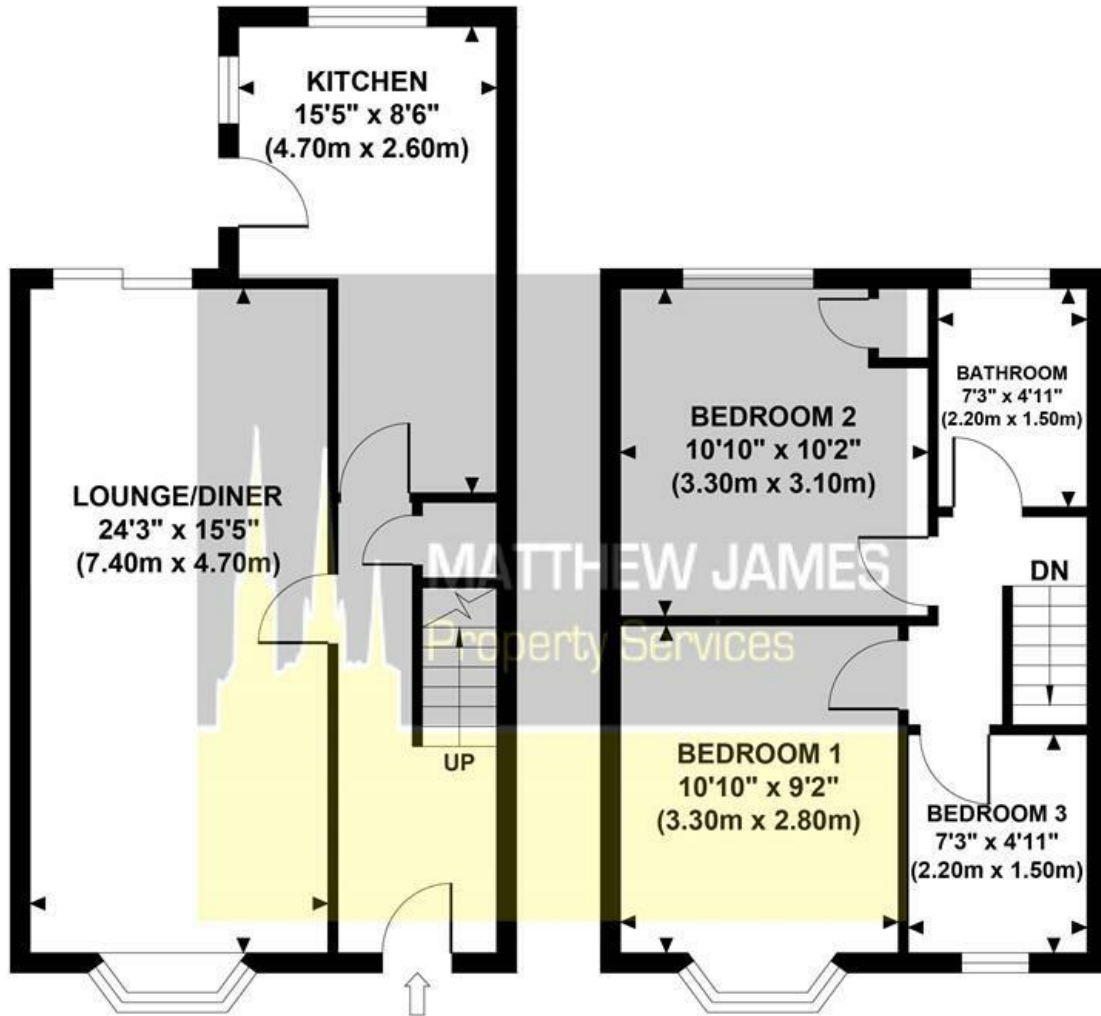


Directions



HARTLAND AVENUE

Approximate Gross Internal Area 762 sq ft / 70.80 sq m



**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 418 SQ FT**

**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 344 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		A
<small>Not energy efficient - higher running costs</small>		<small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	

CONTACT INFORMATION

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