



**MATTHEW JAMES**  
Property Services



**12 Cedars Avenue, Coventry, CV6 1DR**  
**£850**

AVAILABLE NOW.....RE-DECORATED.....THREE BEDROOMS.....COUNDON AREA..... A lovely three bedroom mid terrace property located in the heart of Coundon, Coventry. Comprising of through lounge, large fitted kitchen with cooker, two double bedrooms and single, bathroom with bath and over head shower, large rear garden with paved area and minimal maintenance. This home has been re-furbished throughout. UNFURNISHED. No Pets. No Smokers.

### **Through Lounge**

Large with dining space and new wood flooring

### **Fitted Kitchen**

Really good size with cooker

### **Bathroom**

Newly tiled with bath and over head electric shower

### **Bedroom One**

Double bedroom with bay window and new carpet

### **Bedroom Two**

Back double bedroom with fitted wardrobe and new carpet

### **Bedroom Three**

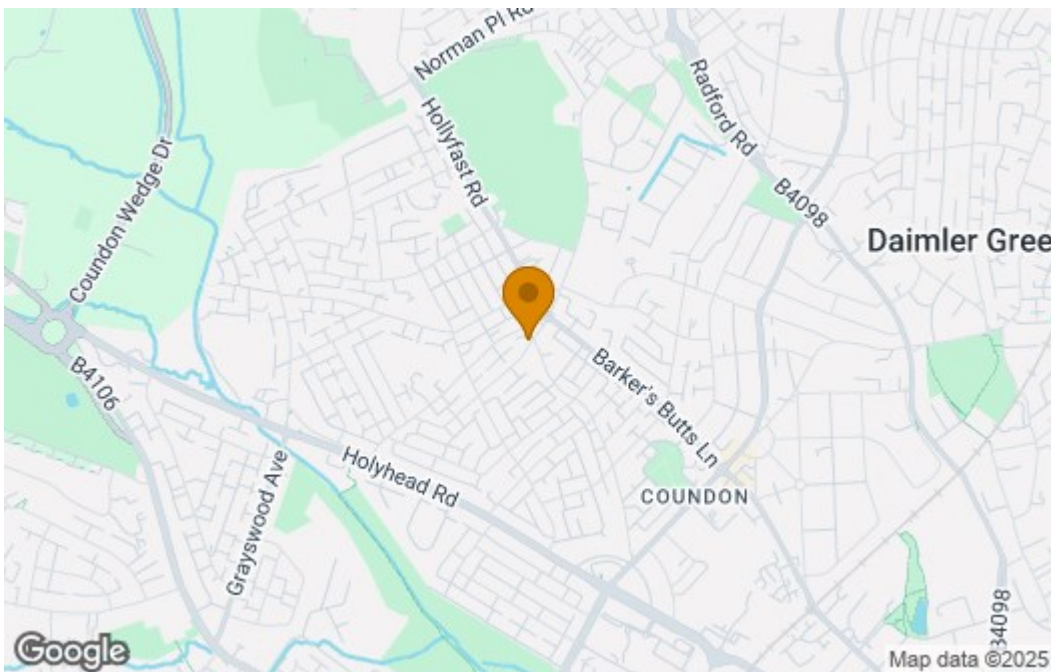
Single bedroom at front with new carpet

### **Rear Garden**

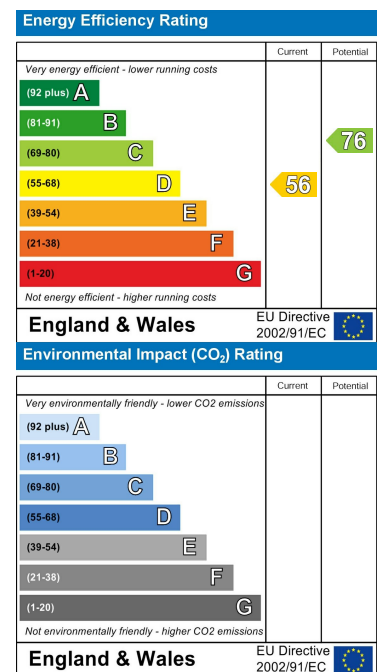
Large rear garden with paved area

# Floor Plan

## 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