

95 Bruce Road, Coventry, CV6 2LH Offers Around £105,000

ONE DOUBLE BEDROOM... THIRD FLOOR... BALCONY TO THE REAR... LOUNGE DINING ROOM... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR A NEW INVESTMENT PROPERTY? EXTERNAL & SECURE STORAGE FACILITY... SECURE ACCESS INTO THE BUILDING... GREAT STARTER HOME. Welcome to this charming one double bedroom flat located on the third floor of a well-maintained building on Bruce Road in Radford. This property is an ideal starter home for first-time buyers or a promising investment opportunity for those looking to enter the property market.

The flat features a well-appointed double bedroom, providing a peaceful retreat at the end of the day. The bathroom is conveniently located has a shower attachment over the bath. You will find a welcoming lounge dining room that offers a comfortable space for relaxation and entertaining with a large balcony off to the rear overlooking greenery.

One of the standout features of this property is the secure access, which provides peace of mind for residents. Additionally, there is an external storage area, perfect for stowing away belongings and keeping your living space tidy.

Situated in a great location, this flat is close to all local amenities, making daily life convenient and enjoyable. Whether you are looking for shops, parks, a church or public transport links, everything you need is just a short distance away.

Approach



Accessed via a pathway that leads through a secure door with stairs that lead off to the third floor.

Communal Areas



Having private access landing through the front door into the:

Entrance Hallway

Having security intercom handset and doors leading off to:

Kitchen / Diner

10'4 x 7'2 (3.15m x 2.18m)



Having a PVCu double glazed window to the side elevation, a pantry cupboard, wall mounted storage, space and plumbing for a gas cooker with extractor over and tiling to all splash prone areas.

Family Bathroom

8'6 x 4'9 (2.59m x 1.45m)



Having a PVCu double obscure glazed window to the side elevation, panel bath with shower attachment over, low level flush WC, wash hand basin and tiling to all splash prone areas.

Lounge / Dining Room

14'6 x 12'10 (4.42m x 3.91m)



Having PVCu double glazed window to the rear elevation, feature fireplace with mounted gas fire, airing cupboard and double French doors lead to the:

Balcony



Having balustrade and emergency access hatch leading to the floor below.

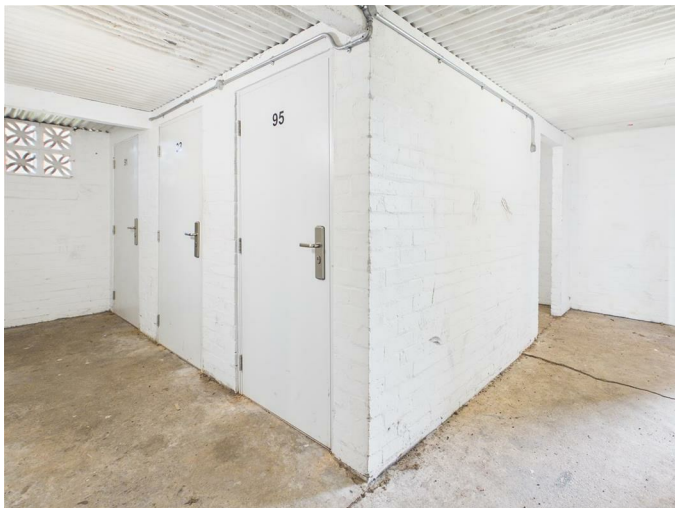
Bedroom

13'3 x 10'9 (4.04m x 3.28m)



Having a PVCu double glazed window to the rear elevation.

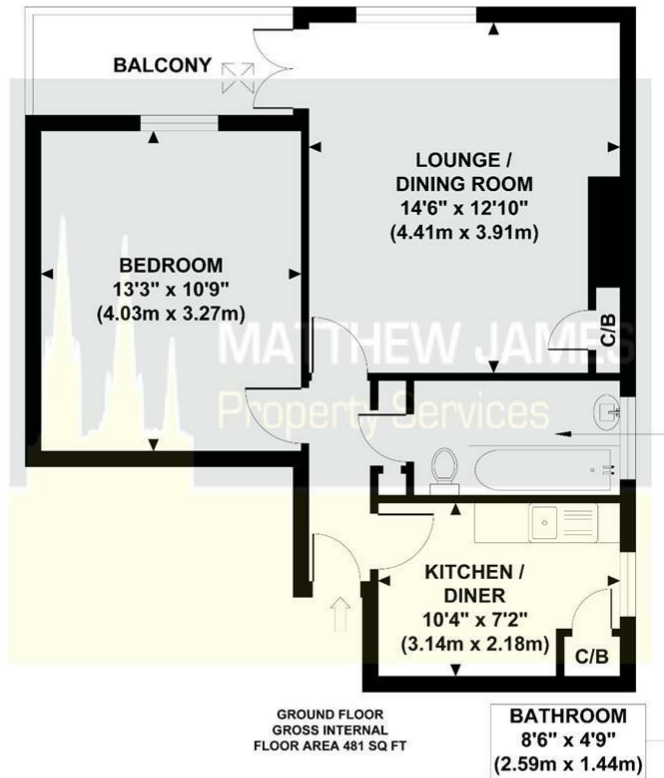
External Storage



Being separate from the main block and having secure access into a separate storage area.

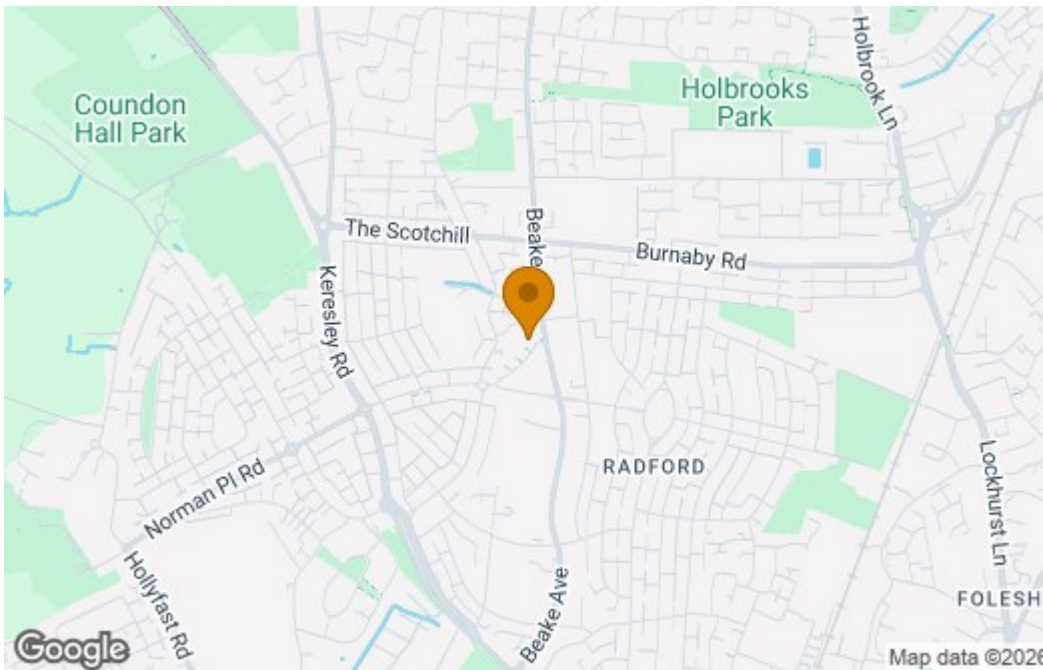
Floor Plan

95 BRUCE ROAD
 Approximate Gross Internal Area
 481 sq ft / 44.70 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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