



MATTHEW JAMES

Property Services



4 Lynton Road, Coventry, CV6 7AB

O.I.R.O £150,000

TWO DOUBLE BEDROOMS... TWO RECEPTION ROOMS... LARGER END GARDEN... MASTER WC EN-SUITE... GROUND FLOOR FAMILY BATHROOM... CURRENTLY TENANTED BUT CAN BE BOUGHT VACANT... PERFECT FOR FIRST TIME BUYER... GREAT INVESTMENT. Being an end of terrace, this property is perfect for the first time buyer or the investor looking to add to their property portfolio. Briefly comprising of front garden, two reception rooms, kitchen, ground floor family bathroom, two double bedrooms (one with en-suite master WC) and a larger than average rear garden with side access. This property is currently tenanted BUT can also be bought as vacant possession so perfect for the first time buyer or the investor. Also located close to all local amenities including Gallagher Retail Park, Lidl, Arena Park Shopping, Mosque, main bus routes into Coventry City Centre, Bedworth and Nuneaton. Does this property sound like it could be your next home or investment? Call us now to book your viewing.

Front Garden

Having walled fore garden, paved inset and access through the front door into the:

Reception Room One

14'1 x 12'6 (4.29m x 3.81m)

Having a PVCu double glazed bay window to the front elevation and door leading to the:

Inner Lobby

Having an under stairs cupboard storage and further door that leads to the:

Reception Room Two

14'5 x 11'11' (4.39m x 3.63m')

Having a PVCu double glazed window to the rear elevation, door and stairs leading off to the first floor and further door that leads to the:

Kitchen

12'3 x 8'6 (3.73m x 2.59m)

Having a PVCu double glazed window to the side elevation, PVCu door that leads to the garden area, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space and plumbing for a gas cooker, space for a fridge freezer, tiling to all splash prone areas and further door that leads to the:

Family Bathroom

8'2 x 4'10 (2.49m x 1.47m)

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

First Floor Landing

Having doors leading off to:

Bedroom One

14'6 x 12' (4.42m x 3.66m)

Having dual aspect PVCu double glazed windows to the rear and side elevations and door leading off to:

Bedroom One En-suite WC

(Not Measured) Having a low level flush WC and small wash hand basin.

Bedroom Two

12'6 x 11'3 (3.81m x 3.43m)

Having a PVCu double glazed window to the front elevation.

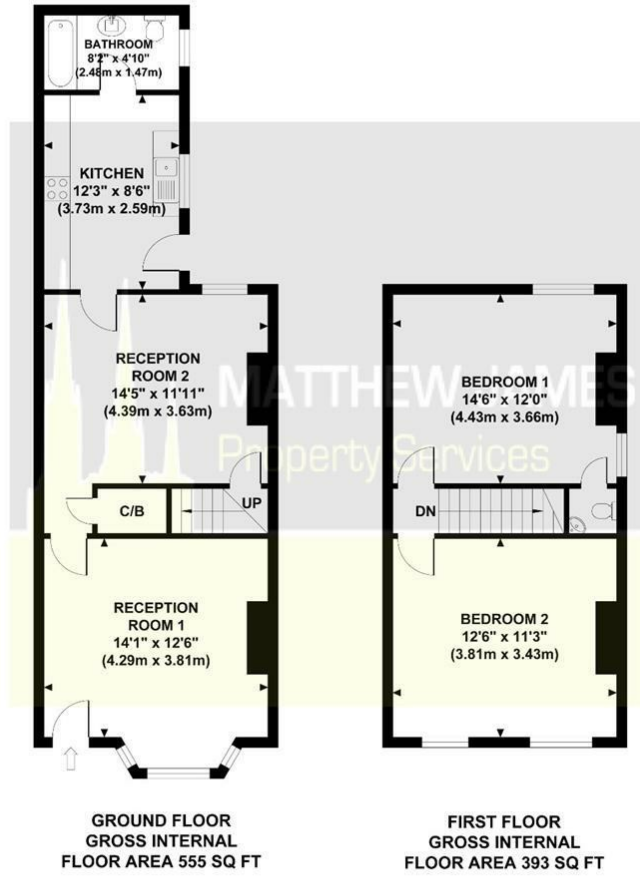
Rear Garden

Being on a larger than average end of terrace plot with planted bushes, lawn and timber pedestrian gate that leads to the side and front elevations

Floor Plan

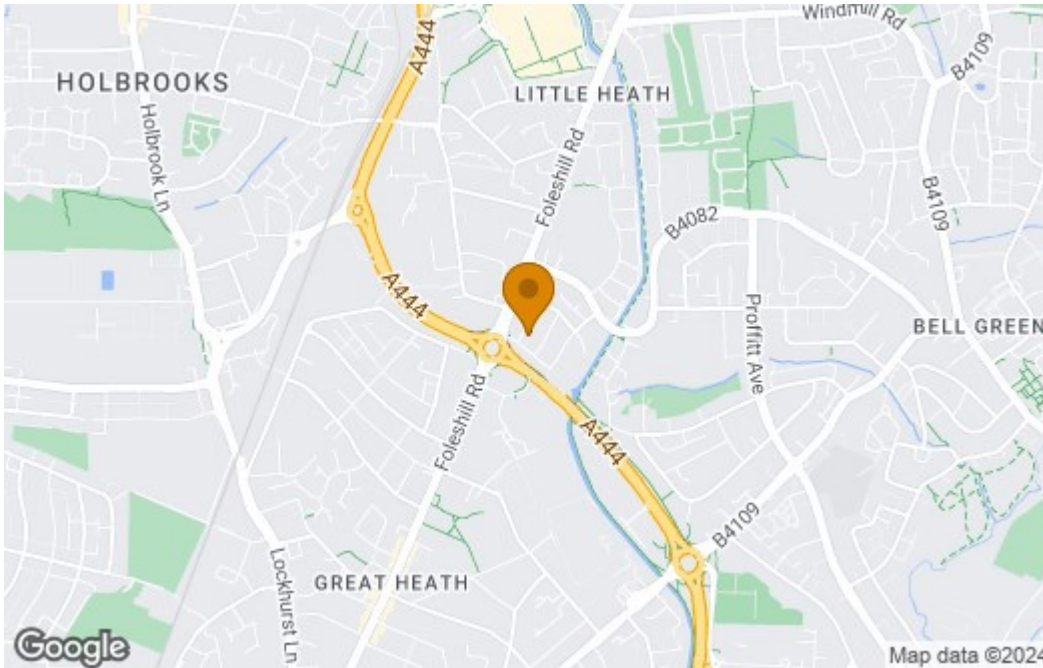
LYNTON ROAD

Approximate Gross Internal Area 948 sq ft / 88.0 sq m

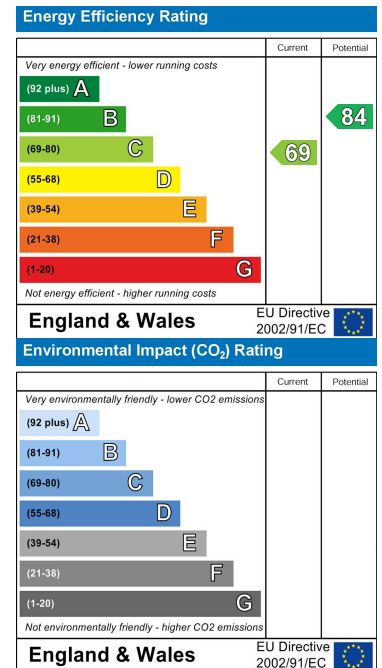


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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