

**MATTHEW JAMES**  
Property Services



**15 Cavalier Court, Siddeley Avenue, Coventry, CV3 1BP**  
**£97,995**

ONE BEDROOM... NO UPWARD CHAIN... THIRD FLOOR... ALLOCATED PARKING... GREAT INVESTMENT... This property needs to be viewed to be appreciated. Having one bedroom, larger than average family bathroom, open plan lounge and kitchen with a long lease and allocated parking. The property is also has an intercom system, PVCu double glazing and electric heating. Perfect for Jaguar Land Rover or Coventry University. Call us now to book your viewing on 02477 170170. Early evening viewings available if required.

### **Communal Gardens / Hallway**

Being very well kept communal gardens with wrought iron surround, access to allocated parking to the rear and secure intercom access door that leads to the hallway. The property being offered for sale is based on the third floor.

### **Entrance Hallway**

Having airing cupboard off, storage, access to the loft area, intercom system and doors leading off to:

### **Family Bathroom**

**9'6" x 7'6" (2.90m x 2.29)**

Being L-Shape and having Velux window to the rear elevation, pedestal wash hand basin, modern low level flush WC, panel bath with shower over and tiling to all splash prone areas.

### **Master Bedroom**

**12'11" x 10'5" (3.96m x 3.20m)**

Having a PVCu double glazed window to the front elevation.

### **Lounge**

**14'2" x 11'10" (4.32m x 3.63m)**

Having a PVCu double glazed window to the rear elevation and archway leads to the:

### **Kitchen**

**11'3" x 6'3" (3.45m x 1.93m)**

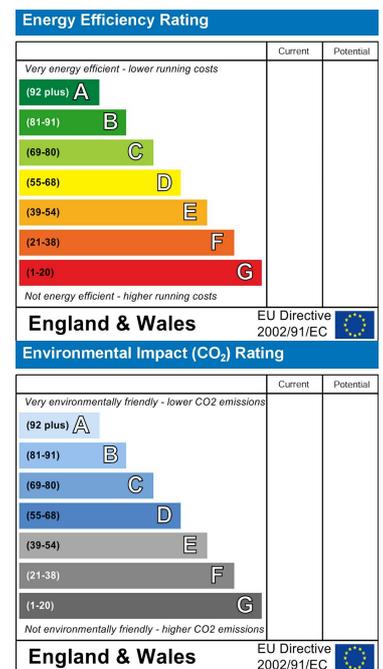
Having a Velux window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, inset electric oven with four ring hob and extractor above and tiling to all splash prone areas.

# 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

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