



MATTHEW JAMES
Property Services



34 Cumbria Close

Lower Coundon, Coventry, CV1 3PG

Offers In The Region Of £149,995



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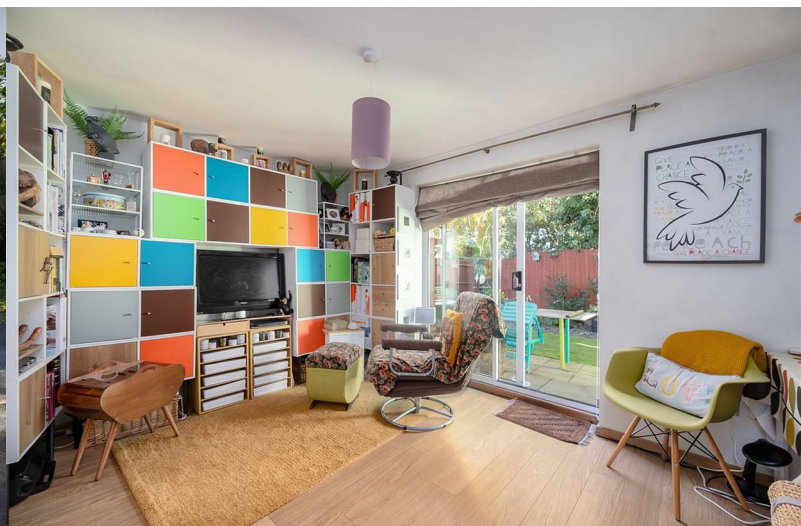
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Entrance Hallway

Accessed via a hardwood front door with stairs leading up to the first floor and door into:

Lounge

15'1" x 9'10" (4.6 x 3)

To the rear aspect with modern flooring, central heating radiator and under stair storage cupboard. A PVCu window and patio door lead out to the private rear garden space. Door leading to:

Kitchen

8'8" x 5'2" (2.66 x 1.6)

To the front aspect with a good range of modern fitted units. Integrated appliances include electric, oven, hob and extractor fan. Tiled flooring and to splash prone areas. Space for freestanding undercounter fridge / freezer and washing machine.

Bedroom One

11'9" x 9'6" (3.6 x 2.9)

To the front aspect, with PVCu double glazed window, radiator and a generous storage cupboard.

Bathroom

8'6" x 5'10" (2.6 x 1.8)

To the rear aspect with three piece suite, consisting of low level WC, wash hand basin and bath with electric shower over. A radiator and obscured PVCu Double glazed window complete this room.

Outside

The frontage is laid with luscious lawn and a border of planting. Plenty of off road parking with driveway to the side of the property, access to the rear garden is

through the side gate or lounge. The rear gardens is low maintenance and enclosed with boundary fencing.



Road Map



Hybrid Map



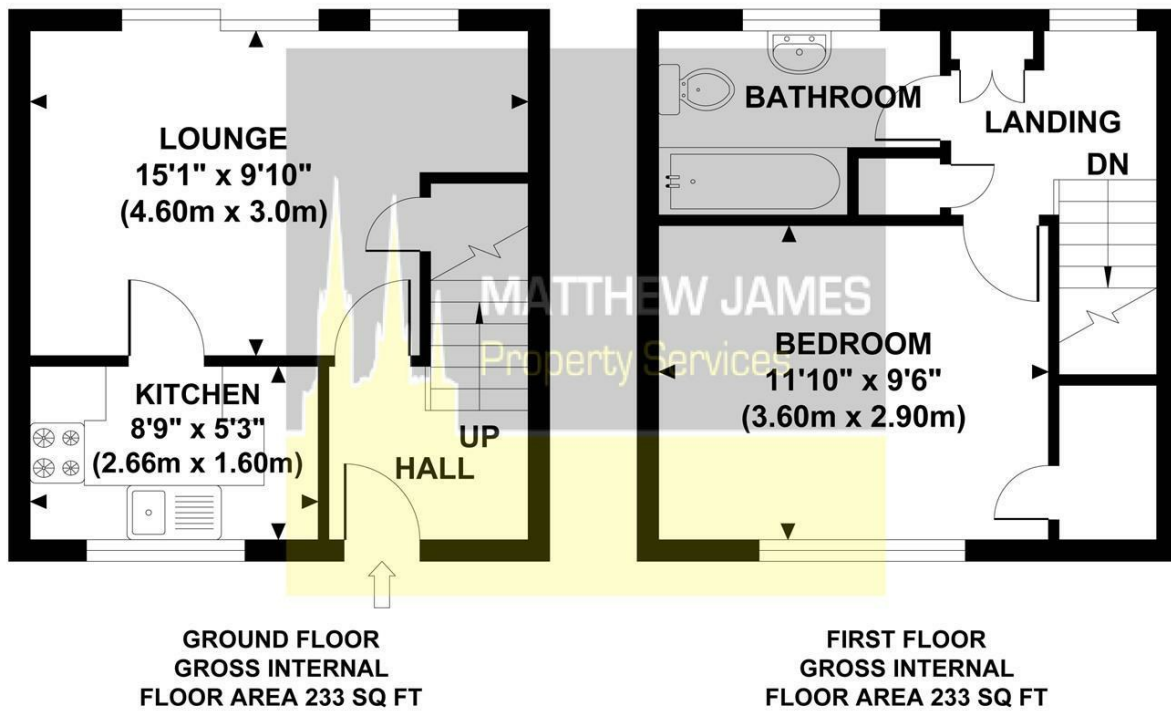
Terrain Map



Floor Plan

CUMBRIA CLOSE

Approximate Gross Internal Area 466 sq ft / 43.20 sq m

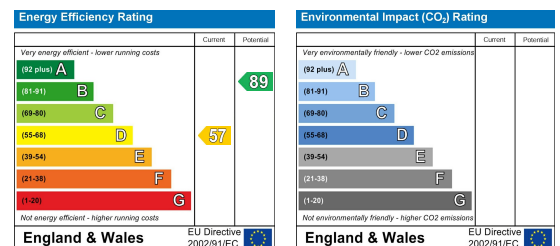


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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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