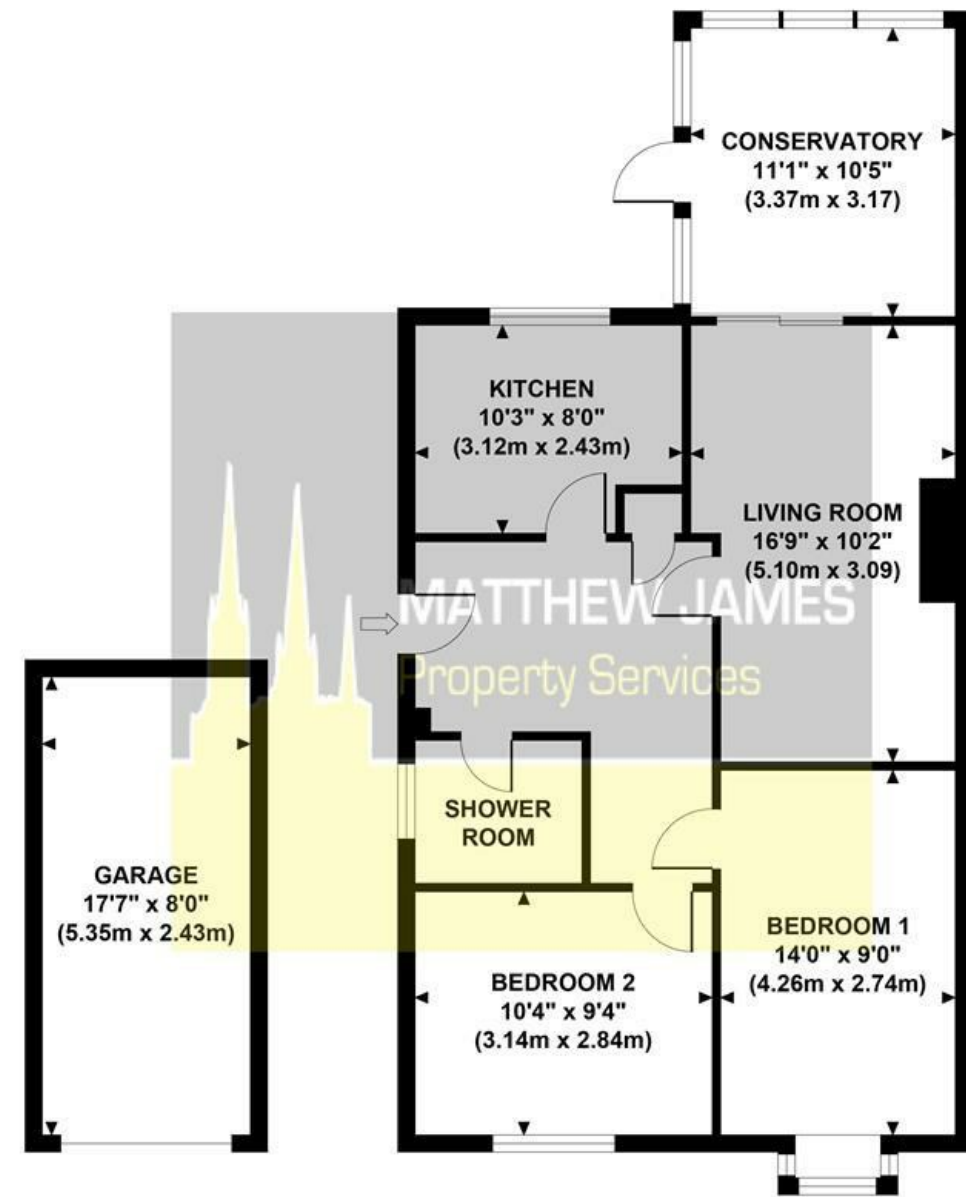


# GILLIANS WALK

Approximate Gross Internal Area 903 sq ft / 83.90 sq m

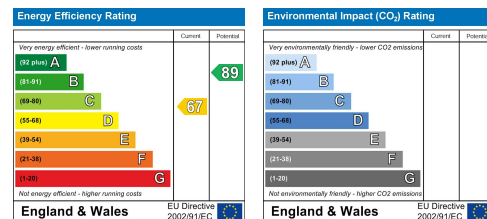


**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 140 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 763 SQ FT

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.

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.



## 10 Gillians Walk Walsgrave, Coventry CV2 2NT

No Chain... Semi Detached... Two Double Bedrooms... Conservatory...Lovely Location...Off Road Parking... Garage... This extremely well presented semi detached bungalow is located in a lovely cul-de-sac location in Walsgrave. With No Chain, loads to offer and a great location it's not one to be missed! As you approach the bungalow, you'll notice the immaculately kept neighbouring properties, a luscious green area and ample off road parking space welcomes you to this delight.

In short the property rooms are very well proportioned and all lead off from the main hallway. It has a tick list of two very good sized double bedrooms to the front of the property, one with built in wardrobe space. A spacious shower room that has recently been upgraded with a new enclosure, washbasin and toilet. The kitchen / breakfast room hosts a great selection of units, space for appliances and overlooks the rear garden. The lounge is very inviting with its feature fireplace and opens up through to the conservatory.

The rear garden is a mixture of paving and shrubs, a sun awning attached and a very handy outside tap and water butt. The side and front space give you vehicular access to the carport and garage, both benefit

£219,995

### CONTACT INFORMATION

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**MATTHEW JAMES**  
Property Services

# 10 Gillians Walk

Walsgrave, Coventry CV2 2NT



- No Chain
- Lovely Cul De Sac Location
- Off Road Parking
- Semi Detached
- Garage With Electrics
- Convenient Location
- Two Double Bedrooms
- Conservatory

## Front Garden

## Entrance Hallway

## Shower Room

6'5 x 5'6 (1.96m x 1.68m)

## Kitchen

10'3 x 8' (3.12m x 2.44m)

## Living Room

16'9 x 10'2 (5.11m x 3.10m)

## Bedroom One

14' 9' (4.27m x 2.74m)

## Bedroom Two

10'4 x 9'4 (3.15m x 2.84m)

## Conservatory

11'1 x 10'5 (3.38m x 3.18m)

## Garage

17'7 x 8' (5.36m x 2.44m)

## Rear Garden



Directions

