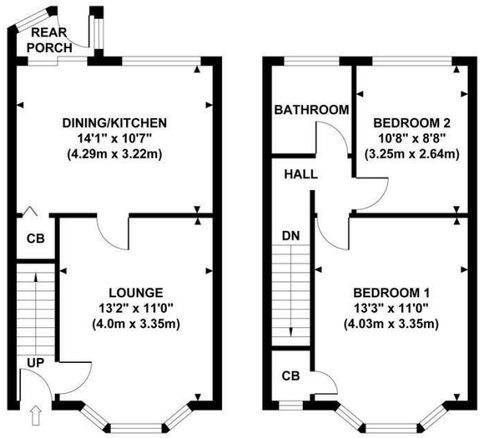
Floor Plan

FORKNELL AVENUE

Approximate Gross Internal Area
714 sq ft / 66.33 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 366 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 348 SQ FT

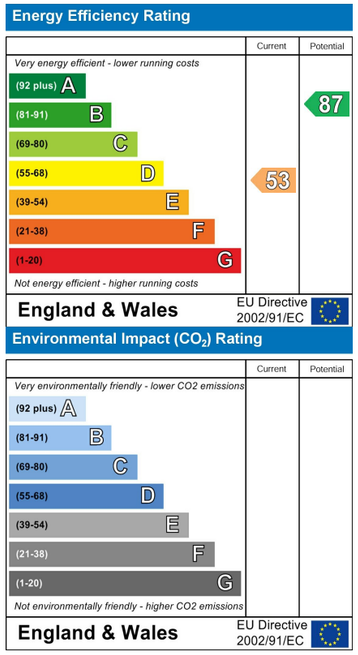
Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map

Viewing

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

Energy Efficiency Graphs



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

MATTHEW JAMES
Property Services

23 Forknell Avenue

Wyken, Coventry CV2 3EN

Offers In The Region Of £195,000

2 1 1 E

23 Forknell Avenue

Wyken, Coventry CV2 3EN

Description

Located in the popular Wyken area this delightful property is perfect for first time buyers, would make a great family home or is a fantastic investment opportunity (can also be sold with tenants in situ).

Property comprises of block paved driveway leading to the entrance porch way. Hallway into the spacious lounge with bay window, laminate flooring, feature fireplace, door leading into the kitchen / dining area. Fully fitted kitchen, built in oven, hob and extractor fan, plumbing and space for washing machine, space for a fridge freeze and dishwasher. There is also a large under stairs storage cupboard. The rear porch leads to the lovely garden with patio area and single garage at the rear, access via the secure locked side gate. Upstairs there are two spacious double bedrooms. The family bathroom is fitted with a white suite, shower over bath and white ceramic tiles. Gas central heating and double glazing throughout.

- TWO DOUBLE BEDROOMS
- KITCHEN / DINING
- DRIVEWAY
- GAS CENTRAL HEATING
- OFFERED WITH NO CHAIN
- END TERRACE
- LOUNGE WITH FEATURE FIREPLACE
- PATIO GARDEN WITH GARAGE
- DOUBLE GLAZING
- MUST BE SEEN