

Road Map



Hybrid Map

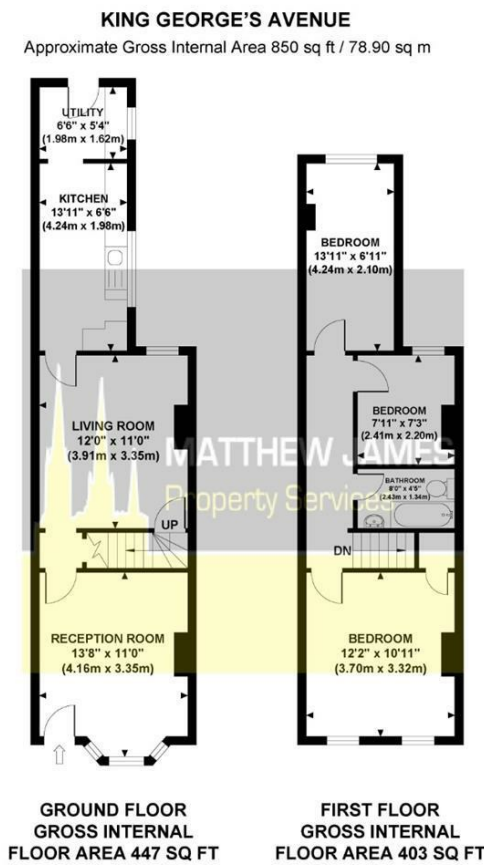


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

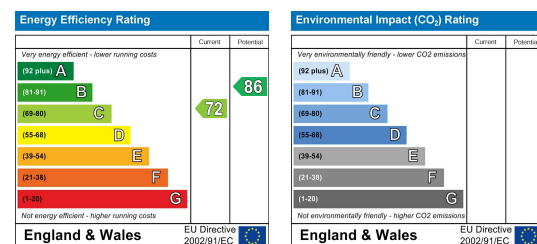


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.



**3 King Georges Avenue**

Foleshill, Coventry CV6 6FE

£160,000



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## Front Garden

Having fence and walled fore garden and access through the front door into the:

## Reception Room One

13'8 x 11'

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

## Reception Room Two

12' x 11'

Having under stairs storage off, stairs lead to the first floor, PVCu double glazed window to the rear elevation and further door leads to the:

## Kitchen

13'11 x 11'

Having a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, tiling to all splash prone areas, breakfast bar, storage off with further window and PVCu double glazed door that leads to the:

## First Floor landing

Having access to the loft area and door leading off to:

## Bedroom One

12'2 x 10'11

Having two PVCu double glazed windows to the front elevation and over stairs storage cupboard.

## Bathroom

8' x 4'5

Having a panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

## Bedroom Three

7'11 x 7'3

Having two PVCu double glazed windows to the rear elevation.

## Bedroom Two

13'11 x 6'11

Having two PVCu double glazed windows to the rear elevation.

## Rear Garden

Having paved patio area and mainly laid to lawn with fenced perimeters.

