



7 Ivens Grove , Coventry, CV2 2QH

*** SUPERB OPPORTUNITY FOR THOSE THAT MEET THE CRITERIA *** 25% MARKET DISCOUNT ***

Matthew James are absolutely delighted to offer this very rare opportunity to purchase a fabulous home under the Discount Market Sale Home Scheme - you pay 75% of the open market value for 100% ownership.

*** Please do check the criteria and information below before you enquire *** Viewings on Friday 25th March Only ***

Criteria:

*Available to local first time buyers, those setting up home following a relationship split, forces employees, people moving into the area for employment and key workers.

Fixed Asking Price £150,000

7 Ivens Grove

, Coventry, CV2 2QH



- 25% Market Discount Scheme
- Landscaped Frontage & Rear Garden
- EPC Rating B
- Council Tax Band B
- Two Double Bedroom
- Built in 2018 - Remainder of New Build Warranty
- Off Road Parking
- Beautifully Presented
- Downstairs WC
- Freehold

GROUND FLOOR

Lounge

15'1" x 9'3" (4.62 x 2.84)

Kitchen / Diner

12'7" x 7'8" (3.84 x 2.36)

Bedroom One

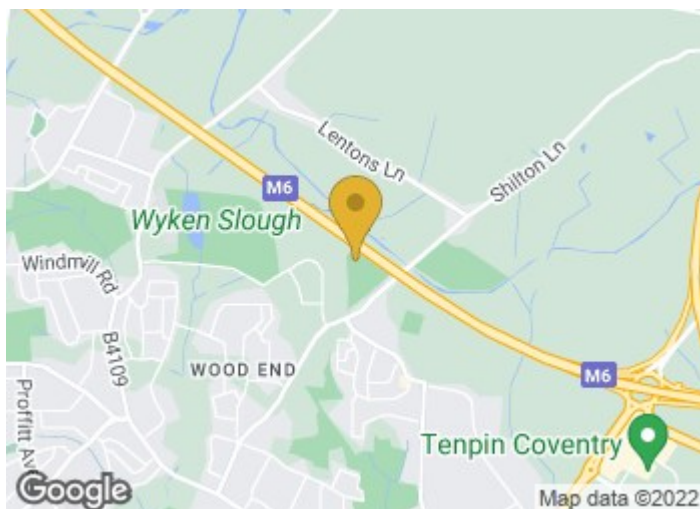
12'7" x 8'5" (3.84 x 2.59)

Bedroom Two

12'7" x 8'2" (3.84 x 2.49)

Family Bathroom

6'3" x 5'7" (1.91 x 1.72)

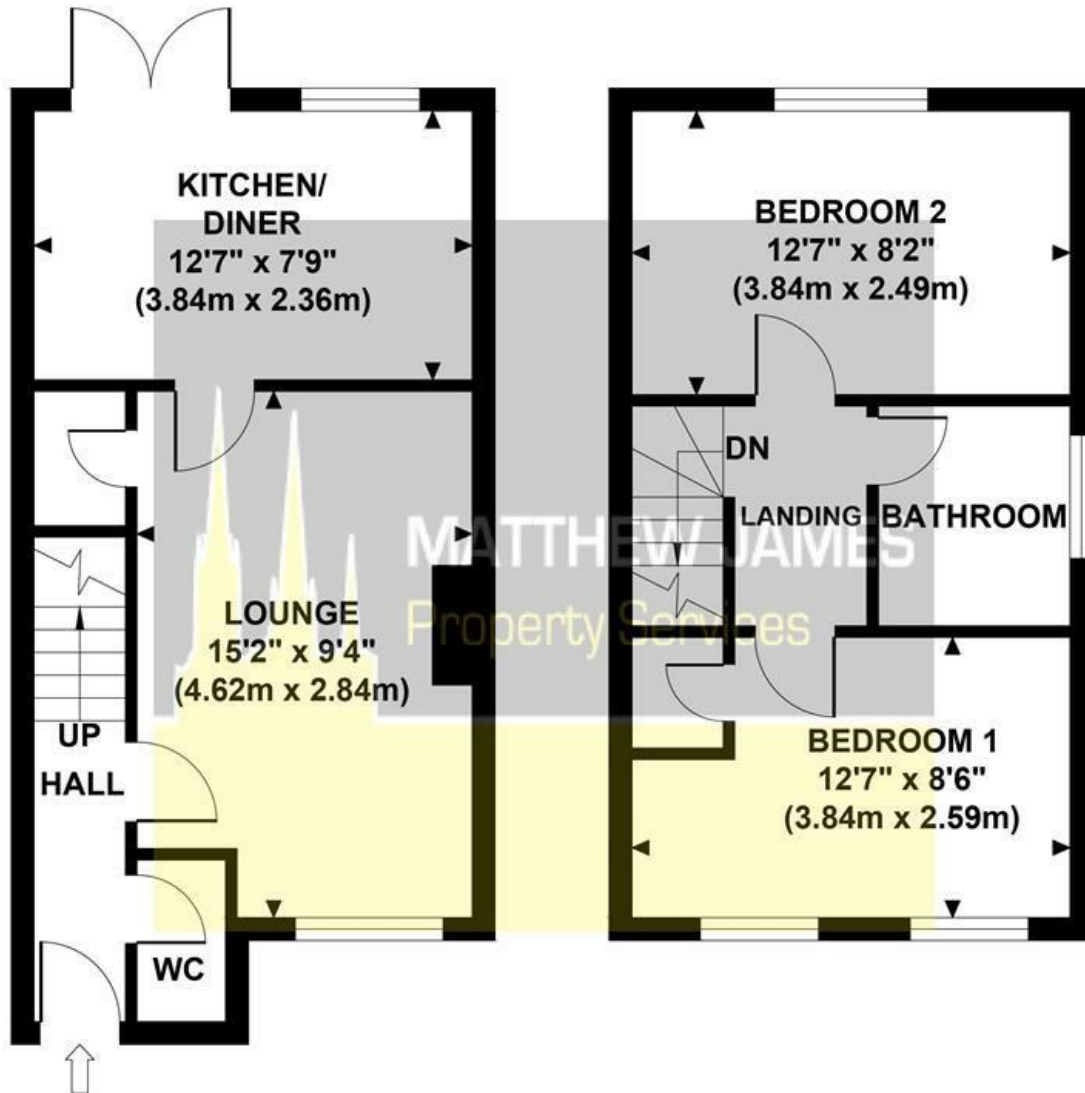


[Directions](#)



IVENS GROVE

Approximate Gross Internal Area
603 sq ft / 56.0 sq m

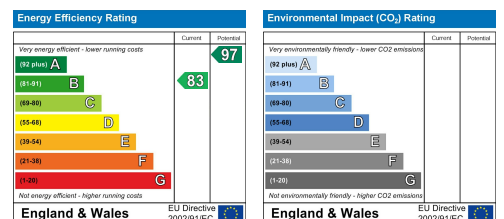


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 309 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 294 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.



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