



MATTHEW JAMES
Property Services



19 Hearsall Lane

Earlsdon, COVENTRY, CV5 6HF

£139,995



VACANT... **WALK AROUND VIDEO AVAILABLE** CLOSE TO CITY CENTRE... GREAT INVESTMENT OPPORTUNITY... TWO DOUBLE BEDROOMS... TWO RECEPTION ROOMS. Located in the sought after area of Earlsdon, within easy reach of the City Centre, train station and both universities, this property needs to be viewed to appreciate what is being offered for sale. Having two reception rooms, kitchen and bathroom (with shower over bath) on the ground floor and two double bedrooms on the first floor. The property is now vacant and would make a great investment for those looking to expand their portfolio or the first time buyer. Call us now to book your immediate viewing!



Front Garden

Having walled fore garden and steps that lead to the front door and into the:

Entrance Hallway

Having doors off to:

Reception Room One

11'2" x 7'10" (3.40m x 2.39m)

Having a double glazed bay window to the front elevation.

Inner Lobby

Having stairs off to the first floor and further doorway leading to:

Reception Room Two

12' 1" x 11'1" (3.66m 0.30m x 3.38m)

Having a double glazed window to the rear elevation, under stairs storage cupboard and open ding that leads to the:

Kitchen

12'1" x 6' 5" (3.68m x 1.83m 1.52m)

Having wo double glazed windows to the side elevation, timber door that leads to the side elevation, a range of wall, base and drawer units with roll top worksurface over, integrated oven with four ring gas hob and extractor over, space and plumbing for a washing machine, space for a fridge freezer, tiling to all splash prone areas and door that leads to the:

Family Bathroom

7'6" x 6'8" (2.29m x 2.03m)

Having a double glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin, ladder style chrome heated towel radiator, extractor and tiling to all splash prone areas.

First Floor Landing

Having doors leading off to:

Bedroom One

12'2" x 11' 2" (3.71m x 3.35m 0.61m)

Having a double glazed window to the rear elevation.

Bedroom two

11'2" x 11'1" (3.40m x 3.38m)

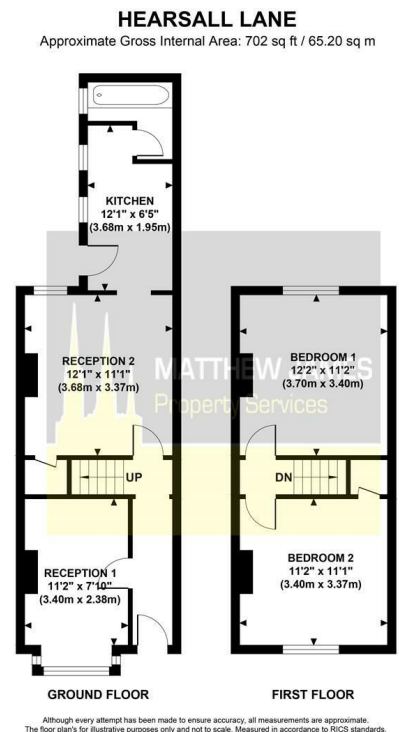
Having a double glazed window to the front elevation and over stairs storage cupboard.

Rear Garden

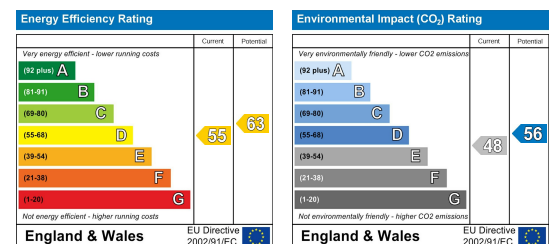
To the rear is a fenced garden / yard area with patio and timber gate that is for pedestrian access.

Area Map

Floor Plans



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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