

MATTHEW JAMES

Property Services



81a Middleborough Road, Coventry, CV1 4DG

£100,000

GROUND FLOOR... VACANT... **CASH BUYERS ONLY**... NO UPWARD CHAIN... CV1 POSTCODE... NEW 125 YEAR LEASE GRANTED UPON COMPLETION... ONE DOUBLE BEDROOM... REAR COURTYARD AREA... FREEHOLD INCLUDED... PVCU DOUBLE GLAZED AND GAS CENTRAL HEATING. Located in Lower Coundon and just a very short walk from Coventry City Centre, this larger than average ground floor flat is being sold as vacant and having no upward chain. For those that are looking for living close to the City Centre or an investor looking for their next property to add to their portfolio, this property would be perfect. Granted with a new 125 year lease upon completion and having a courtyard garden included - what have you got to lose? Briefly comprising of secure access, open plan kitchen dining room, living room, large basement area, family bathroom and one double bedroom. Call us now to book your immediate viewing.

Front Garden

Having walled perimeter with timber gate that leads to the:

Storm Porch

Having original Minton flooring and security accessed door that leads to the:

Communal Hallway

Having original Minton flooring and access through the timber front door that leads to the:

Entrance Hallway

Having doors that lead off to:

Living Room

16'9 x 12'7 (5.11m x 3.84m)

Having a three PVCu double glazed window to the front elevation.

Bedroom

15'5 x 9'7 (4.70m x 2.92m)

Having a PVCu double glazed window to the rear elevation.

Basement Area (Measurements below)

Accessed via stone stairs and having two parts accessed in the middle by archway.

Area 1 - 15'3 x 12'6

Area 2 - 14'1 x 12'5

Kitchen Dining Room

13'4 x 8'1 (4.06m x 2.46m)

Having a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, wall mounted Worcester combination central heating boiler, tiling to all splash prone areas and door that leads to the:

Inner Lobby

Having composite glazed door that leads to the rear courtyard area.

Family Bathroom

8'2 x 6'0 (2.49m x 1.83m)

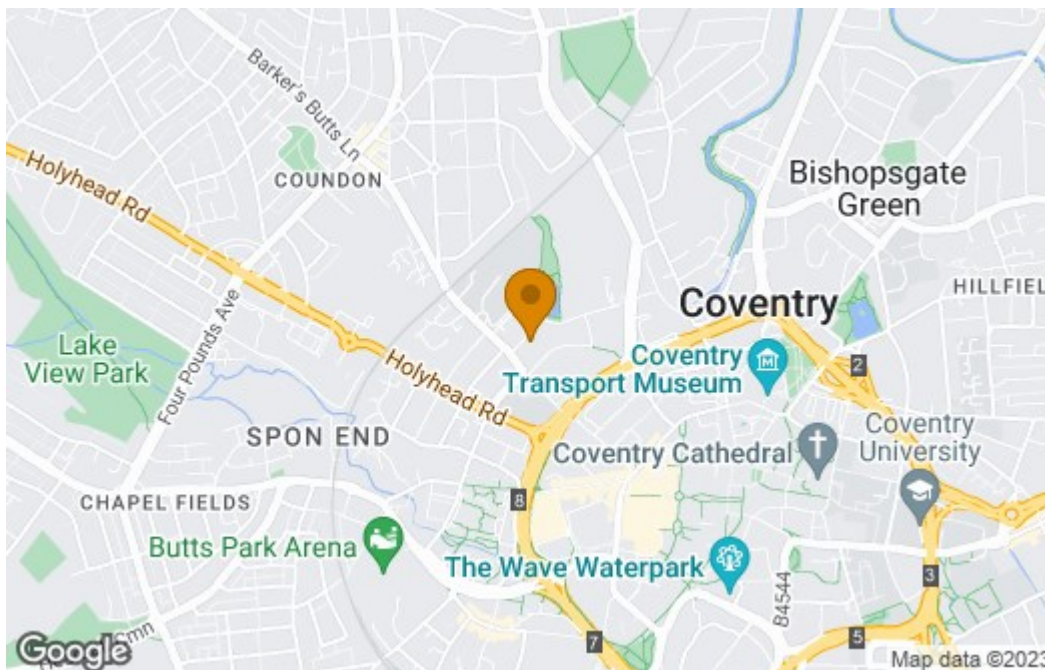
Having a PVCu double obscurer glazed window to the side elevation, panel bath, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Rear Courtyard

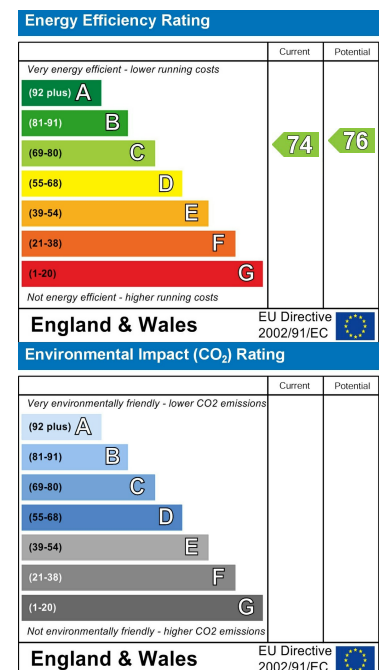
Being paved and having rear pedestrian access that leads via alleyway to the front elevation.

Floor Plan

Area Map



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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