

Road Map



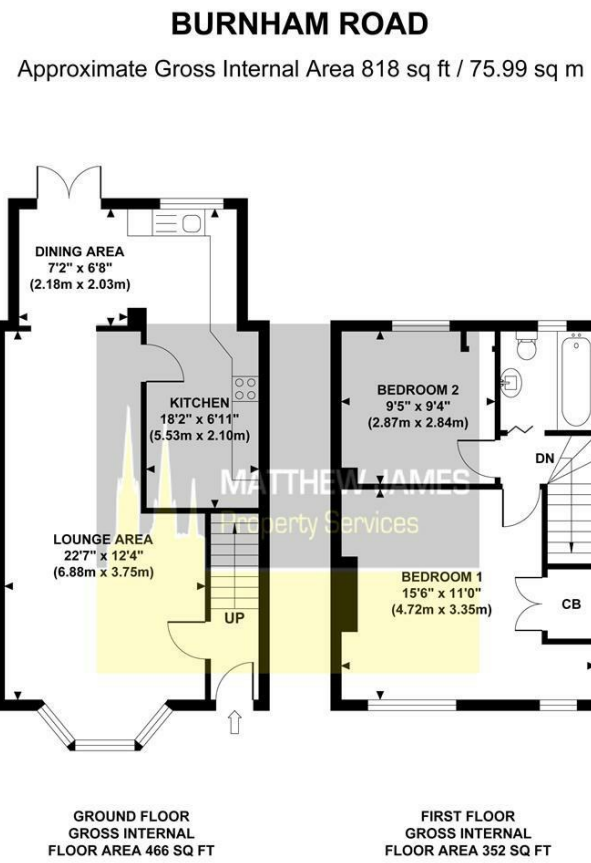
Hybrid Map



Terrain Map



Floor Plan



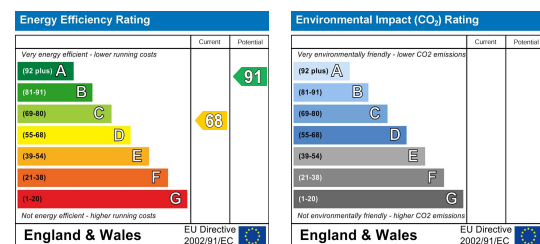
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

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

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.

Energy Efficiency Graph



101 Burnham Road

Whitley, Coventry CV3 4BS

£207,500



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Front Garden / Off Road Parking

Converted to off road parking and accessed via a dropped kerb. Through the composite front door leads to the:

Entrance Hallway

Having stairs off to the first floor and door leading to the:

Living Room / Dining Room

22'7 x 12'4

Having a PVCu double glazed bay window to the front elevation, fitted shutter blinds, feature gas fire with hearth mantle and surround, dining area and opening with separate door to the:

Kitchen

18'2 x 6'11

Having a PVCu double glazed window to the rear elevation, PVCu double glazed French doors to the rear garden area, a range of wall, base and drawer units with roll top work surface over, integrated dishwasher, space and plumbing for a washing machine, integrated oven with four ring gas hob and extractor over, under stairs storage, space for a fridge freezer and tiling to all splash prone areas.

First Floor Landing

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

Bedroom One

15'6 x 11'0

Having two PVCu double glazed windows to the front elevation, old feature cast iron fireplace to the one wall.

Bedroom Two

9'5 x 9'4

Having a PVCu double glazed window to the rear elevation and wall mounted Ariston central heating combination boiler.

Family Bathroom

5'9 x 5'9

Having a PVCu double glazed obscure window to the rear elevation, panel bath with Triton Cara shower over, pedestal wash hand basin, low level flush WC, ladder style heated towel rail and modern tiling to all four walls.

Rear Garden

Beautifully manicured with newly installed sunken patio area, planted mature beds, mainly laid to lawn, pedestrian gate that leads to the rear vehicular access area and access to the:

Garage

(Not Measured) Having a brand newly installed door to the rear, new pedestrian door to the front and new roof.

