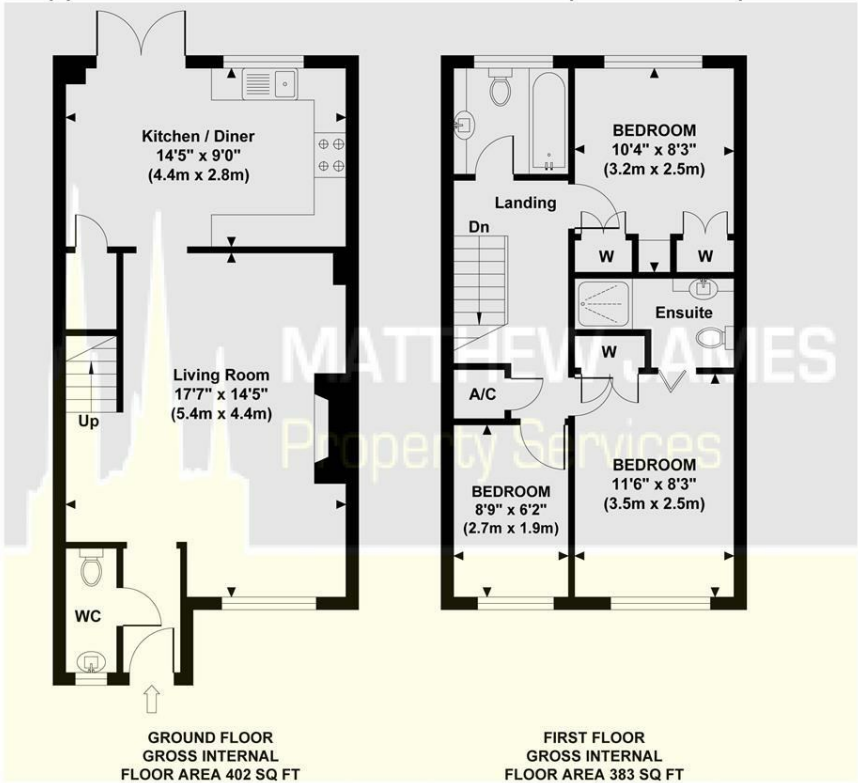




32 CANALSIDE

Approximate Gross Internal Area 785 sq ft / 72.98 sq m



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.



32 Canalside
Longford, Coventry CV6 6RB

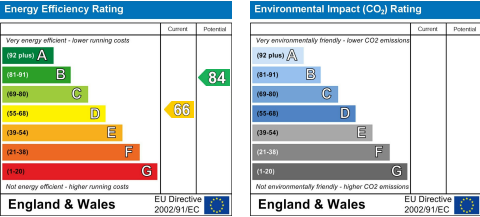
THREE BEDROOMS... MASTER EN-SUITE... GROUND FLOOR WC... KITCHEN DINING ROOM... ALLOCATED PARKING... NO UPWARD CHAIN... CUL-DE-SAC LOCATION... QUIET... PERFECT FOR THE FIRST TIME BUYER OR THOSE LOOKING FOR A NEW INVESTMENT PROPERTY. Located on a quiet cul-de-sac on Canalside, in Longford. This lovely end of terrace property presents an excellent opportunity for first-time buyers. The property also boasts three well-proportioned bedrooms, including a master bedroom with an en-suite shower room, ensuring comfort and privacy for the whole family.

The ground floor features a welcoming reception room that flows seamlessly into a spacious kitchen dining area, perfect for entertaining guests or enjoying family meals. A convenient ground floor WC also adds to the practicality of the layout.

Outside, you will find a private rear garden, an ideal space for relaxation or outdoor activities, providing a peaceful retreat from the hustle and bustle of daily life. The property also benefits from allocated parking for one vehicle, adding to the convenience of this lovely home.

O.I.R.O £210,000

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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32 Canalside

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- THREE BEDROOMS
 - GROUND FLOOR WC
 - PERFECT FOR THE FIRST TIME BUYER
- NO UPWARD CHAIN
 - KITCHEN DINING ROOM
 - LOOKING FOR A NEW INVESTMENT PROPERTY?
- MASTER EN-SUITE
 - QUIET LOCATION
 - ALLOCATED PARKING

Approach

Front Garden

Entrance Hallway

WC

Living Room

17'7 x 14'5 (5.36m x 4.39m)

Kitchen Diner

14'5 x 9'0 (4.39m x 2.74m)

First Floor Landing

Bedroom One

11'6 x 8'3 (3.51m x 2.51m)

Bedroom One En-Suite

Bedroom Two

10'4 x 8'3 (3.15m x 2.51m)

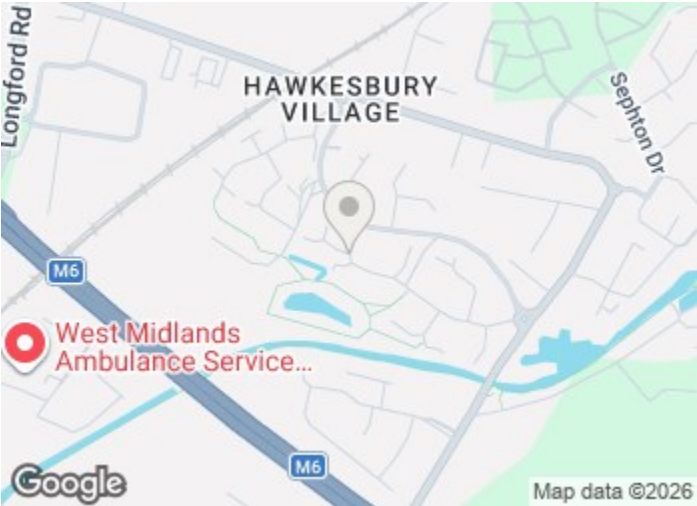
Bedroom Three

8'9 x 6'2 (2.67m x 1.88m)

Family Bathroom

Rear Garden

Parking



Directions

