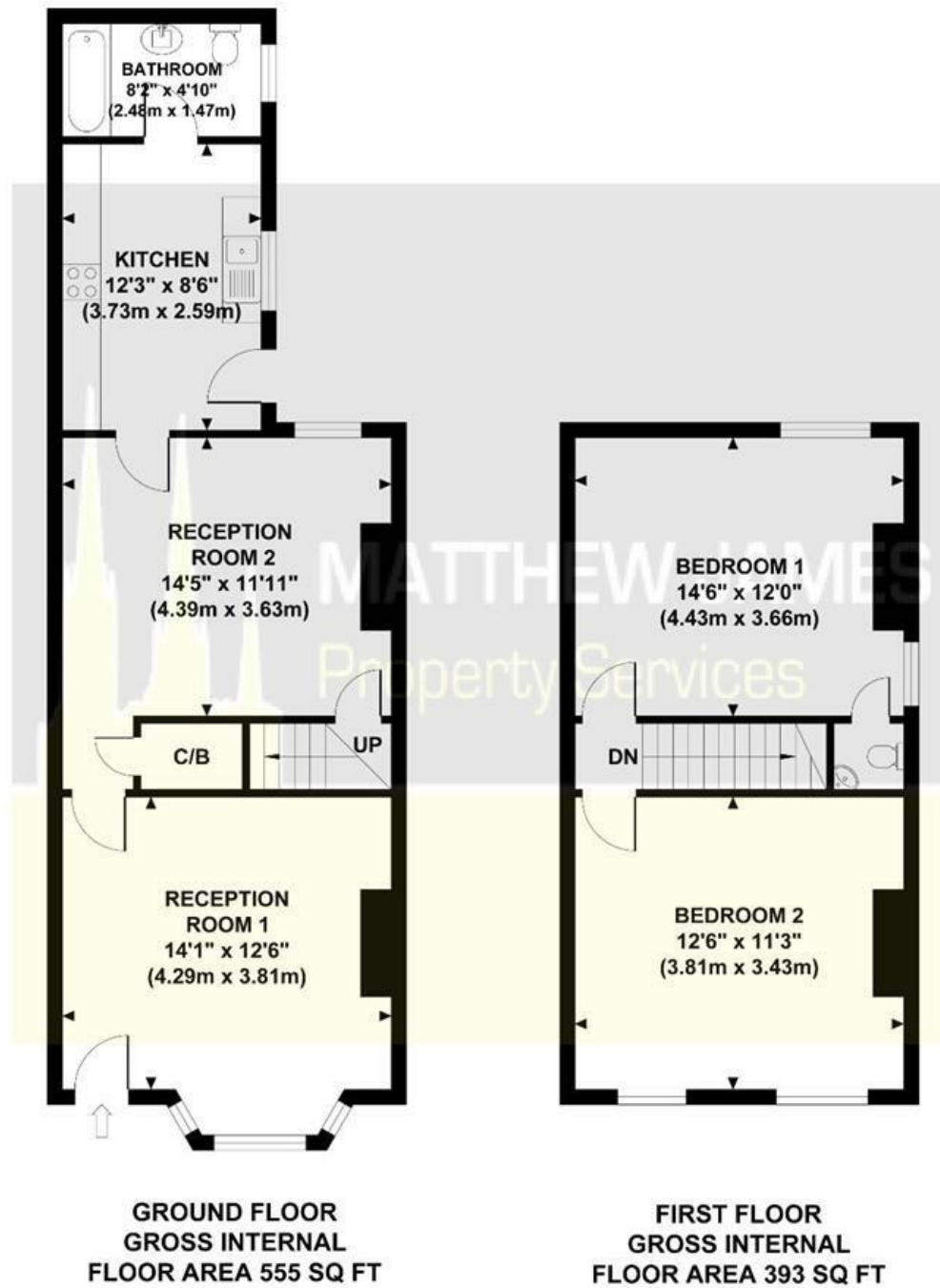


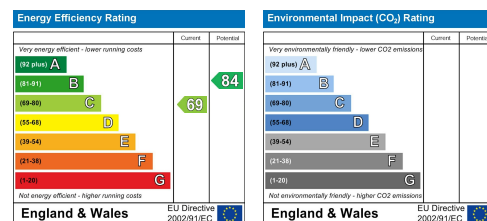
LYNTON ROAD

Approximate Gross Internal Area 948 sq ft / 88.0 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.

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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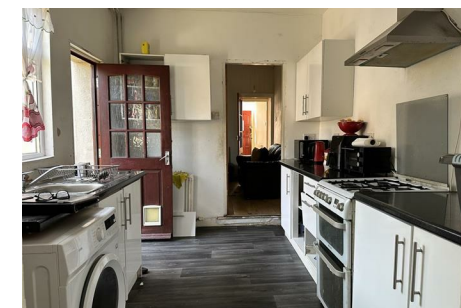
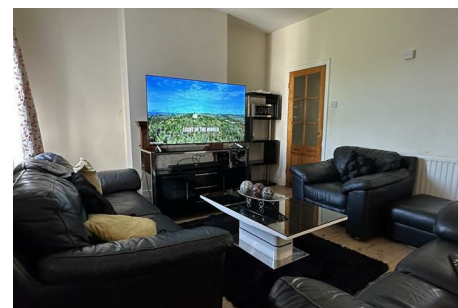
TWO DOUBLE BEDROOMS... TWO RECEPTION ROOMS... LARGER END GARDEN... MASTER EN-SUITE WC... GROUND FLOOR FAMILY BATHROOM... CURRENTLY TENANTED BUT WILL BE VACANT SHORTLY... PERFECT FOR FIRST TIME BUYER... GREAT INVESTMENT OPPORTUNITY. Being an end of terrace, this property is perfect for the first time buyer or the investor looking to add to their property portfolio. Briefly comprising of front garden, two reception rooms, kitchen, ground floor family bathroom, two double bedrooms (one with en-suite master WC) and a larger than average rear garden with side access.

This property is currently tenanted BUT will be vacant shortly so perfect for the first time buyer or the investor. Located close to all local amenities including Gallagher Retail Park, Lidl, Arena Park Shopping, Mosque, main bus routes into Coventry City Centre, Bedworth and Nuneaton and the motorway network.

Does this property sound like it could be your next home or investment? Call us now to book your viewing.

Offers Over £145,000

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CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

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# 4 Lynton Road

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- **\*\* TWO DOUBLE BEDROOMS \*\***
- **\*\* END OF TERRACE \*\***
- **\*\* MASTER BEDROOM EN-SUITE WC \*\***
- **\*\* TWO RECEPTION ROOMS \*\***
- **\*\* LARGER THAN AVERAGE REAR GARDEN \*\***
- **\*\* WILL BE VACANT SHORTLY \*\***
- **\*\* PERFECT FOR FIRST TIME BUYER \*\***
- **\*\* GREAT INVESTMENT OPPORTUNITY \*\***
- **\*\* GROUND FLOOR BATHROOM \*\***

## Front Garden

## Reception Room One

14'1 x 12'6 (4.29m x 3.81m)

## Inner Lobby

## Reception Room Two

14'5 x 11'11' (4.39m x 3.63m')

## Kitchen

12'3 x 8'6 (3.73m x 2.59m)

## Family Bathroom

8'2 x 4'10 (2.49m x 1.47m)

## First Floor Landing

## Bedroom One

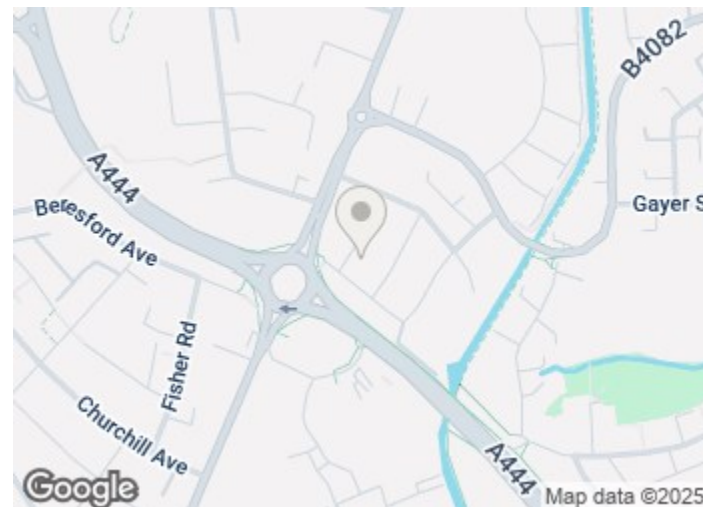
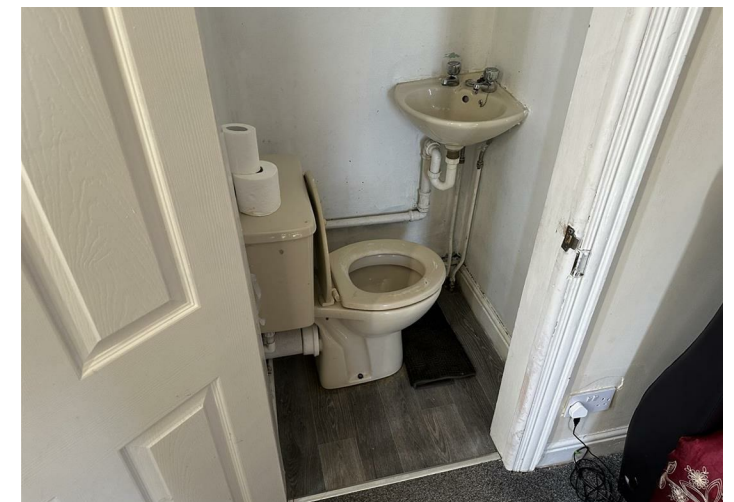
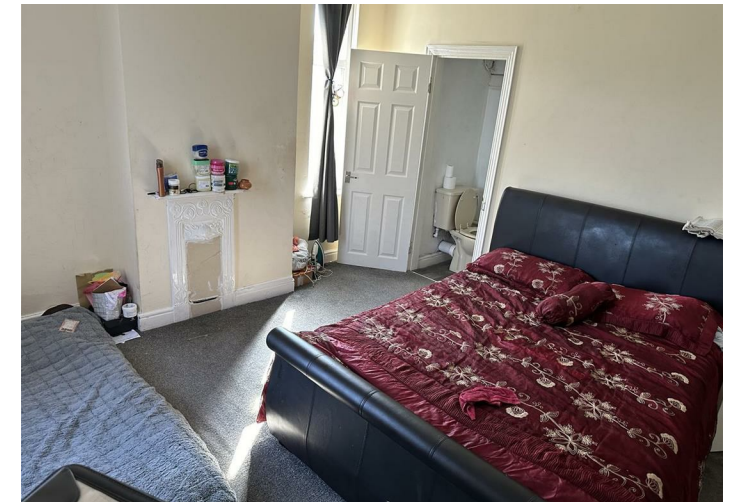
14'6 x 12' (4.42m x 3.66m)

## Bedroom One En-suite WC

## Bedroom Two

12'6 x 11'3 (3.81m x 3.43m)

## Rear Garden



Directions

