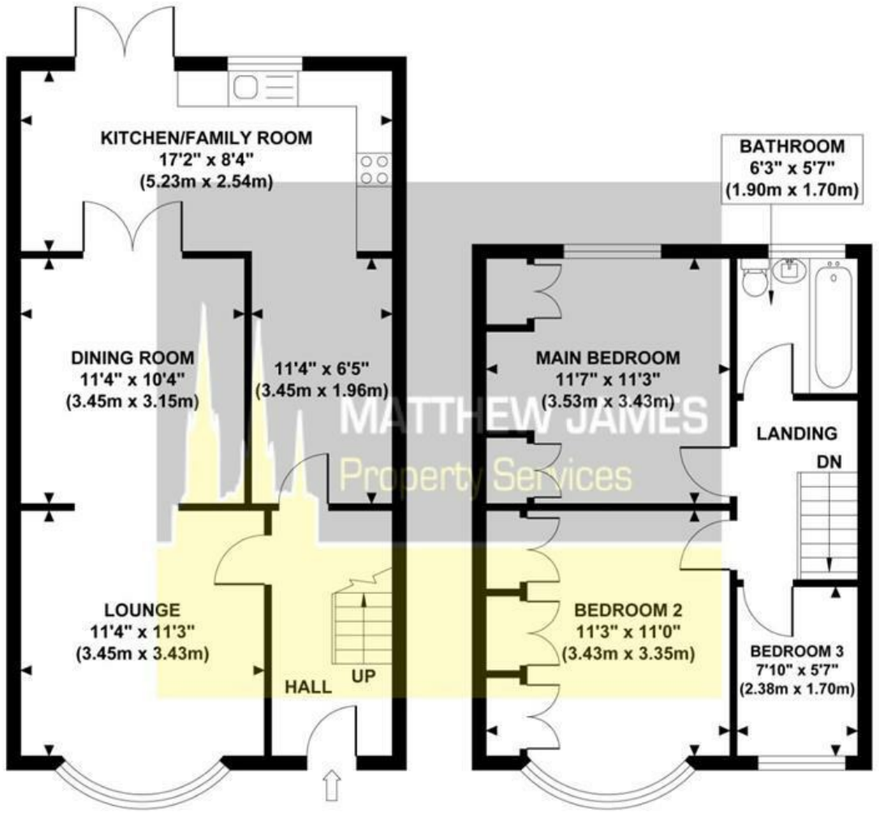
Floor Plan

TIVERTON ROAD

Approximate Gross Internal Area 961 sq ft / 89.20 sq m

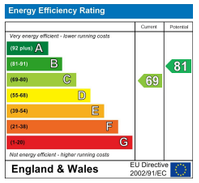


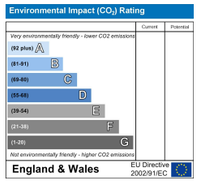
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 557 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 404 SQ FT

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





CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

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MATTHEW JAMES
Property Services

74 Tiverton Road

Wyken, Coventry CV2 3DJ

THREE BEDROOMS... OPEN PLAN KITCHEN DINING ROOM... EXTENDED TO REAR... LOUNGE DINING ROOM... HARD STANDING TO THE FRONT... GOOD SIZED REAR GARDEN... UTILITY AREA... PVCU DOUBLE GLAZING... VAILANT CENTRAL HEATING BOILER... PERFECT FOR FIRST TIME BUYER... GREAT INVESTMENT... CLOSE TO ALL AMENITIES. Located in the heart of Wyken you really do need to view this lovely and spacious family home. Briefly comprising of hard standing to the front, through lounge dining room, utility area, open plan and extended kitchen diner, three bedrooms and a family bathroom. To the rear is a larger than average garden with vehicular access if required. Perfect location for good schooling, shops, University Hospital and the motorway network is just a short drive away. Sound like it could be your next home? Call us now to book your viewing!

Offers Over £232,000

74 Tiverton Road

Wyken, Coventry CV2 3DJ

3 1 1 C

- THREE BEDROOMS
- LARGER THAN AVERAGE REAR GARDEN
- PERFECT INVESTMENT PROPERTY
- EXTENDED OPEN PLAN KITCHEN DINING ROOM
- SOUGHT AFTER LOCATION
- HARDSTANDING TO FRONT
- UTILITY AREA
- GREAT FOR FIRST TIME BUYERS
- PVCu DOUBLE GLAZING & VAILANT CENTRAL HEATING

Front Garden / Parking

Entrance Hallway

Lounge
11'4 x 11'3 (3.45m x 3.43m)

Dining Room
11'4 x 10'4 (3.45m x 3.15m)

Extended Open Plan Kitchen Dining Room
17'2 x 8'4 (5.23m x 2.54m)

First Floor Landing

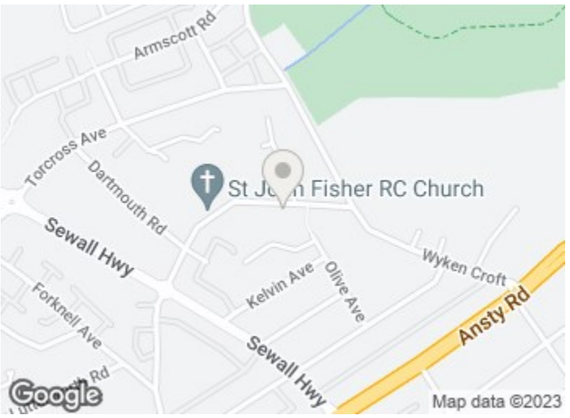
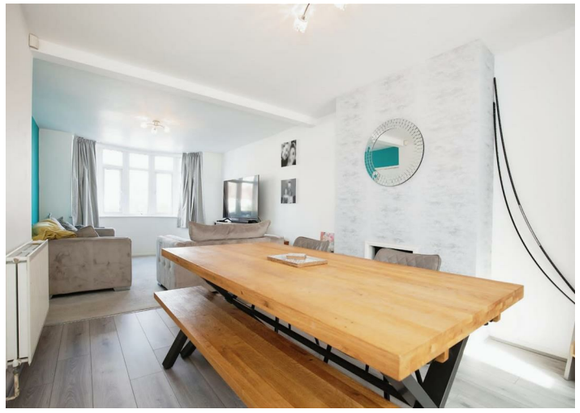
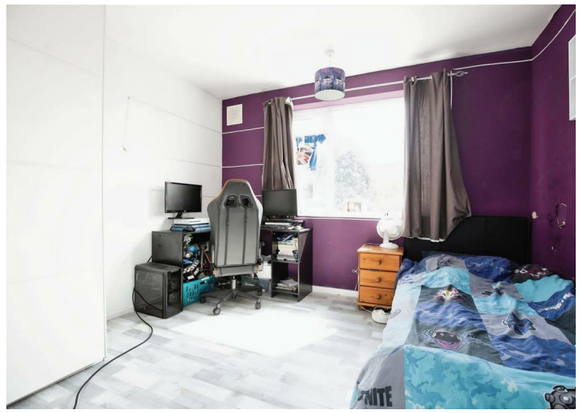
Bedroom One
11'7 x 11'3 (3.53m x 3.43m)

Bedroom Two
11'3 x 11'0 (3.43m x 3.35m)

Bedroom Three
7'10 x 5'7 (2.39m x 1.70m)

Family Bathroom
6'3 x 5'7 (1.91m x 1.70m)

Rear Garden Area



Directions