



40 Francis Street, Coventry, CV6 5BQ
Guide Price £130,000

TWO DOUBLE BEDROOMS... VACANT... NO UPWARD CHAIN... GROUND FLOOR BATHROOM... KITCHEN DINING ROOM... GOOD SIZED REAR GARDEN... PERFECT FOR THE FIRST TIME BUYER. Located in the heart of Foleshill, this property is perfect for those looking for their first property. Basically consisting of front reception room, kitchen dining room, inner lobby, ground floor bathroom, two double bedrooms and a good sized rear garden. Located near all amenities and main bus routes into Coventry City Centre, does this sound like your next or first property? Call us now to book your viewing!

Approach

Accessed from the pavement and through the PVCu front door leads straight into the:

Living Room

11'11 x 11'11 (3.63m x 3.63m)

Having a PVCu double glazed window to the front elevation, meter cupboard and door leading to the:

Kitchen / Diner

12'0 x 11'11 (3.66m x 3.63m)

Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker, tiling to all splash prone areas, stairs that lead off to the first floor and further door that leads to the:

Inner Lobby

Having a PVCu double obscure glazed window to the side elevation, a further door leads to the side and rear elevations and a door leads to the:

Family Bathroom

7'5 x 6'0 (2.26m x 1.83m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, pedestal wash hand basin, low level flush WC and tiling to all splash prone areas.

Bedroom One

11'11 x 11'11 (3.63m x 3.63m)

Having a PVCu double glazed window to the front elevation.

Bedroom Two

12'0 x 8'11 (3.66m x 2.72m)

Having a PVCu double glazed window to the rear elevation.

Rear Garden

Being mainly laid to lawn with fenced perimeter and paved patio area.

Floor Plan

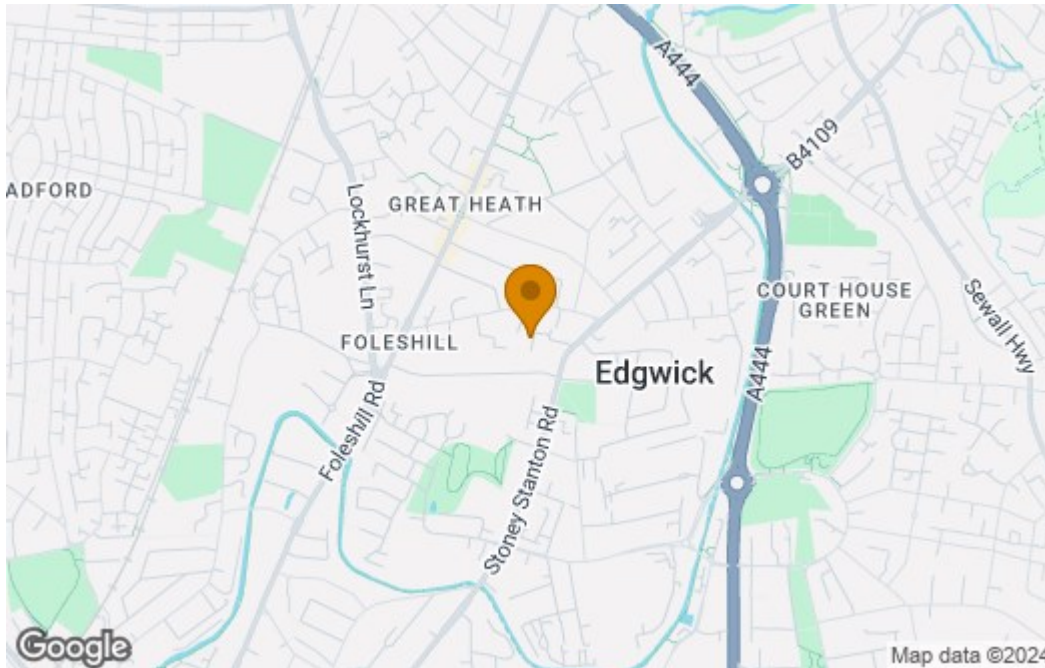
FRANCIS STREET

Approximate Gross Internal Area 646 sq ft / 60.10 sq m

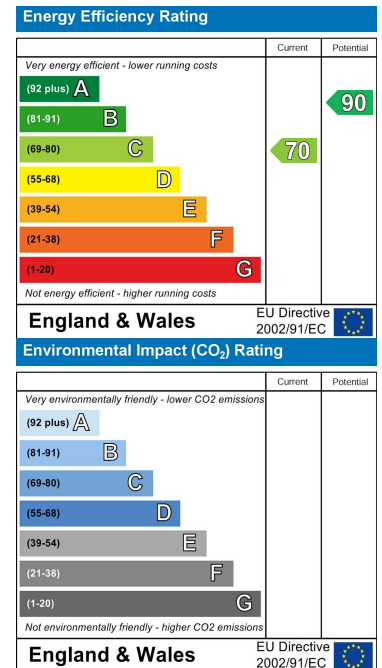


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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