



## 25 Hartland Avenue, Coventry, CV2 3EP

### £209,995

No Chain...End Terraced...Three Bedrooms...Through Lounge / Diner...Good Size Rear Garden...Garage with Vehicular Access...Excellent Schools and Local Amenities... Located in the very popular area of Wyken, Matthew James are delighted to offer this traditional property for sale. With highly regarded schools and local amenities just a short walk away, its a great location for families. University Hospital is just a few minutes' drive and the property has easy access to all major road networks, making that commute a little easier.

On the ground floor, you'll find a spacious through lounge / diner with patio doors that lead out to the rear garden space. A fully fitted kitchen with views over, and door leading out to the rear garden space.

Head upstairs to the first floor which consists of two double bedrooms, one to the front aspect and one to the rear, the third bedroom is of a single size and is also ideal for a home office / nursery / hobby room. The family bathroom is fitted with a modern suite, with shower over bath and completes the first floor.

Outside the front is mainly laid to lawn and parking is currently on street. Vehicular access through the gates to the side of the property, gives access to the rear garden, garage and some parking. The rear garden is just a nice size with plenty of room for family and friends to enjoy outdoor living - laid to lawn with separate patio area.

The property benefits from gas central heating and PVCu double glazed windows. Please get in touch to arrange your viewing.

## **GROUND FLOOR**

### **Lounge / Diner**

24'3" x 15'5" (7.4 x 4.7)

### **Kitchen**

15'5" x 8'6" max (4.7 x 2.6 max)

## **FIRST FLOOR**

### **Bedroom One**

10'9" x 9'2" (3.3 x 2.8)

Front

### **Bedroom Two**

10'9" x 10'2" (3.3 x 3.1)

Rear

### **Bedroom Three**

7'2" x 4'11" (2.2 x 1.5)

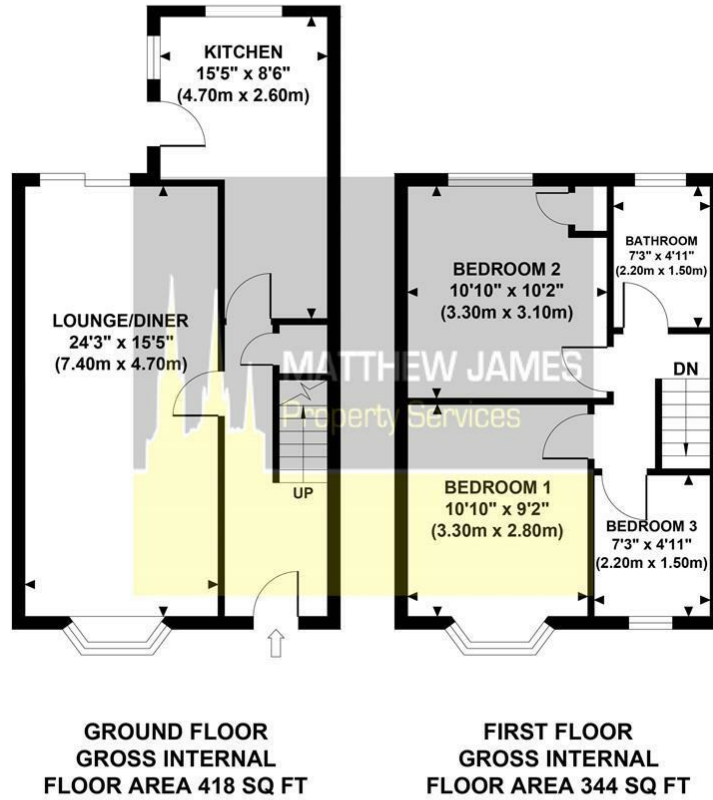
### **Family Bathroom**

7'2" x 4'11" (2.2 x 1.5)

# Floor Plan

## HARTLAND AVENUE

Approximate Gross Internal Area 762 sq ft / 70.80 sq m

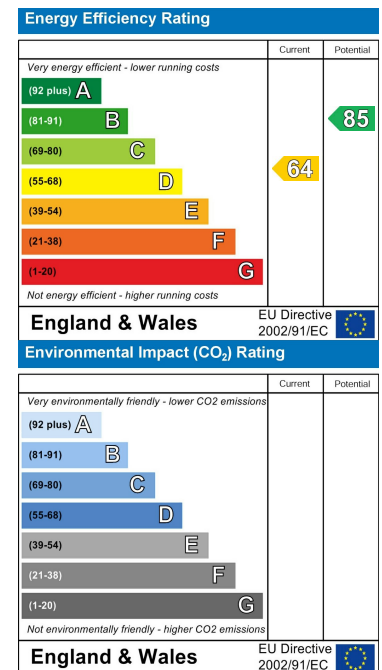


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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