



## 11 Lymington Drive, Coventry, CV6 6TA

**£229,995**

Having been lovingly owned and maintained since new build, this superb end terraced property is now available for someone else to call home and create memories. Located in the Hawkesbury Village area, it's perfect for families and an ideal investment opportunity too. A viewing is highly recommended..

The property has been improved and maintained to a very good standard throughout. The ground floor has a good-sized lounge to the front with a fire feature fireplace and then flows nicely into the kitchen / diner area to the rear, which enjoys views over the rear garden. Not forgetting the all important and very handy downstairs WC to complement the ground floor.

Head upstairs to find three really good sized bedrooms and a very modern family bathroom.

Outside, off road parking is provided by the private driveway, and there is a side entrance that gives access to the rear garden. Both the front and rear gardens are mainly laid to lawn.

Hawkesbury Village sits on the edges of Coventry, surrounded by fantastic walkways for those like the outdoors or a pit stop at the canal side local pubs. With great links to primary and secondary schools within the area and close to the Ricoh Area with its many retail outlets. Also just minutes to the M6 and A444 network for those that commute and easy access around the city.

Please get in touch with the property expert Emma Sheridan to arrange your viewing..

## GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge

15'1" x 14'9" (4.6 x 4.5)

Kitchen / Diner

14'9" x 9'10" (4.5 x 3.0)

## FIRST FLOOR

Bedroom One

11'5" x 7'10" (3.5 x 2.4)



Bedroom Two

11'5" x 8'2" (3.5 x 2.5)



Bedroom Three

9'2" x 6'10" (2.8 x 2.1)



Family Bathroom

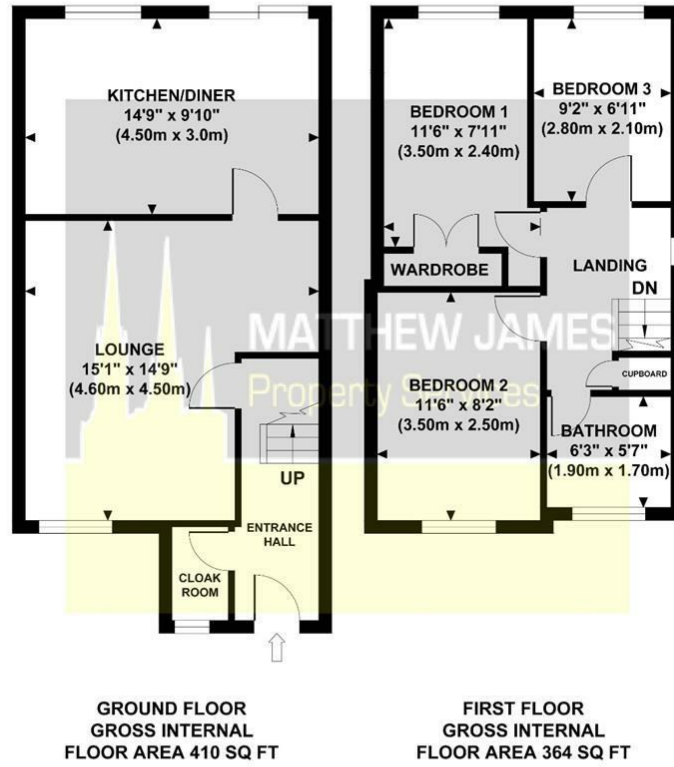
6'2" x 5'6" (1.9 x 1.7)



# Floor Plan

## LYMINGTON DRIVE

Approximate Gross Internal Area 774 sq ft / 71.90 sq m

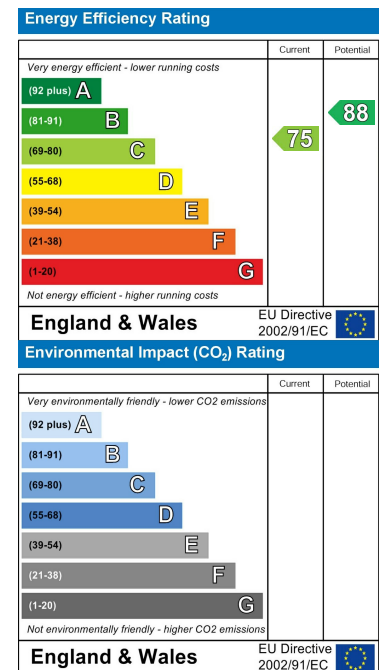


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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