



MATTHEW JAMES
Property Services



26 Beaumont Crescent

Coundon, Coventry, CV6 1AJ

Offers In The Region Of £179,995



THREE BEDROOMS... GREAT LOCATION... VACANT & NO UPWARD CHAIN... TWO RECEPTION ROOMS... MID TERRACED... KITCHEN DINING ROOM. Located in Coundon, this property needs to be viewed to appreciate what is being offered for sale. Having three generous bedrooms and a refitted family bathroom, two reception rooms and a extended kitchen dining room on the ground floor. There are gardens to the front and rear and a garage. Located near to the Holyhead Road and main bus routes into Coventry City Centre, this property would be perfect for those that are looking to be close to shops and good schools are close by. Being VACANT and having NO UPWARD CHAIN is an added bonus so no upward chain. Call us now to book your immediate viewing.



Front Garden

Having walled and fenced perimeter, mainly laid to lawn with paved pathway that leads to the:

Storm Porch

Of PVCu double glazed design with French doors and access through the front door into the:

Entrance Hallway

Having stairs off to the first floor, under stairs storage and doors leading off to:

Living Room

12'5 x 12 (3.78m x 3.66m)

Having a PVCu double glazed bay window to the front elevation, inset feature cast iron fireplace with hearth and mantle over.

Dining Room

12'2 x 10'11 (3.71m x 3.33m)

Having a PVCu double glazed door to the rear elevation with PVCu double glazed picture windows to the side.

Kitchen Dining Room

18'2 x 7'4 (5.54m x 2.24m)

Having a PVCu double glazed window to the rear and side elevation, a PVCu double glazed door to the side elevation, a range of wall, base and drawer units with roll top work surface over, larder shelves, integrated dishwasher, space and plumbing for a washing machine, oven with four ring hob and extractor over, space for a fridge freezer, space for seating and breakfast bar.

First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

Bedroom One

12'7 x 11'3 (3.84m x 3.43m)

Having a PVCu double glazed bay window to the front elevation.

Bedroom Two

11'3 x 10'11 (3.43m x 3.33m)

Having a PVCu double glazed window to the rear elevation and airing cupboard.

Bedroom Three

8' x 6'5 (2.44m x 1.96m)

Having a PVCu double glazed window to front elevation.

Family Bathroom

6'3 x 5'9 (1.91m x 1.75m)

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment, vanity wash hand basin and tiling to all four walls.

Rear Garden

Laid mainly to lawn with fenced perimeters, rear pedestrian gate, laid to lawn, planted borders and access to the:

Garage

Being of concrete construction with pedestrian door and up and over door to the front.

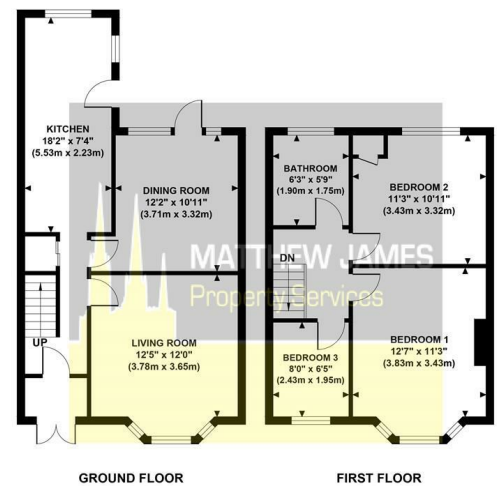
Area Map



Floor Plans

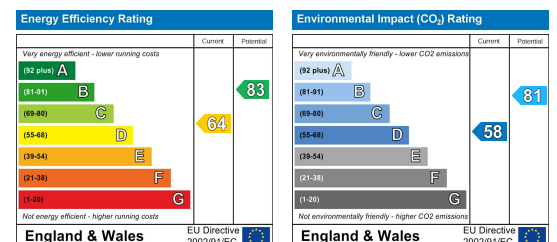
BEAUMONT CRESCENT

Approximate Gross Internal Area: 947 sq ft / 88.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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