

MATTHEW JAMES

Property Services



214 Melbourne Road, Coventry, CV5 6JE

O.I.R.O £185,000

TWO DOUBLE BEDROOMS... BEAUTIFUL AND MODERN THROUGHOUT... BRAND NEW GROUND FLOOR SHOWER ROOM... MODERN GLOSS KITCHEN... TWO RECEPTION ROOMS... CLOSE TO ALL AMENITIES... PERFECT FOR FIRST TIME BUYERS... LOOKING FOR A NEW INVESTMENT? Located on Melbourne Road in Earlsdon, Coventry, this delightful terraced house is a true gem, beautifully presented throughout. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two double bedrooms provide comfortable living quarters, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

The property boasts a newly fitted shower room, adding a touch of modern convenience to the home. The contemporary gloss kitchen is not only stylish but also functional, perfect for those who enjoy cooking and hosting. The new flooring throughout enhances the overall aesthetic, creating a fresh and inviting atmosphere. Situated in a great location, this property is conveniently close to local amenities, ensuring that everything you need is just a short stroll away. With NO UPWARD CHAIN, this home is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this beautiful house on Melbourne Road is a must-see. Its VACANT and we have a key - want to view?

Front Garden



Having a walled foregarden with gate which leads to the front door and into:

Reception Room One

11'3 x 11'2 (3.43m x 3.40m)



Having a PVCu double glazed bay window to the front and door that leads to the:

Inner Hallway

Having stairs that lead off to the first floor and further door that leads off to the:

Reception Room Two

12'2 x 11'2 (3.71m x 3.40m)



Having a PVCu double glazed window that leads to the rear elevation, under stairs storage cupboard, feature 'real flame' gas fire with hearth, mantle and surround and a further door that leads to the:

Kitchen

9'9 x 6'4 (2.97m x 1.93m)



Having a PVCu double glazed window to the side elevation, a range of 'white gloss' kitchen units with space for an under counter oven, newly installed four ring gas hob, space and plumbing for a washing machine and doorway leading to the:

Family Shower Room

6'8 x 6'5 (2.03m x 1.96m)



Having a PVCu double obscure glazed window to the side elevation and a brand newly installed corner 'walk-in' shower enclosure, low level flush WC, pedestal wash hand basin and extractor.

Inner Lobby

Having space and power for an upright fridge freezer, PVCu obscure glazed door that leads to the rear garden area and further door that leads to the:

First Floor Landing



Having doors leading off to:

Bedroom One

12'2 x 11'2 (3.71m x 3.40m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Two

11'3 x 11'2 (3.43m x 3.40m)



Having a PVCu double glazed window to the front elevation and over stairs storage cupboard.

Rear Garden

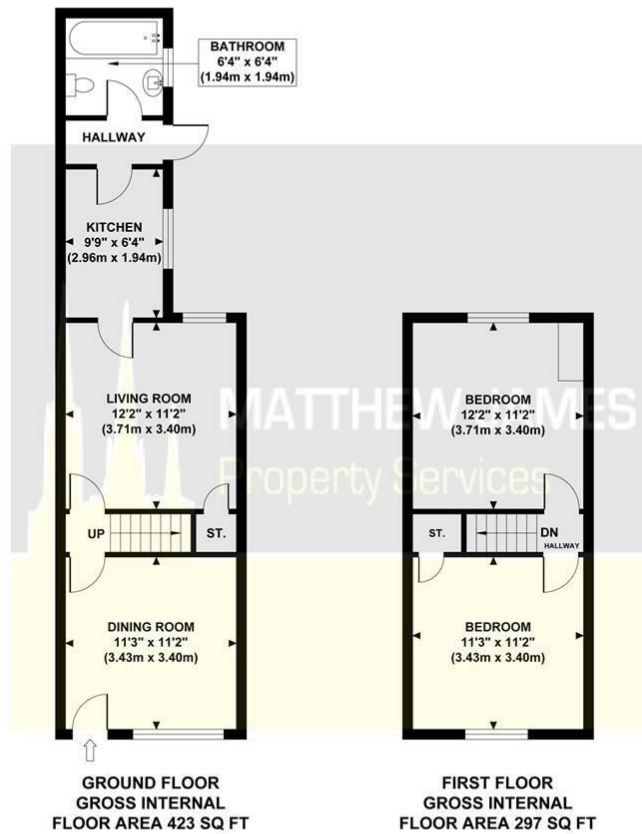


Having walled and fenced perimeter with pedestrian gate to the rear.

Floor Plan

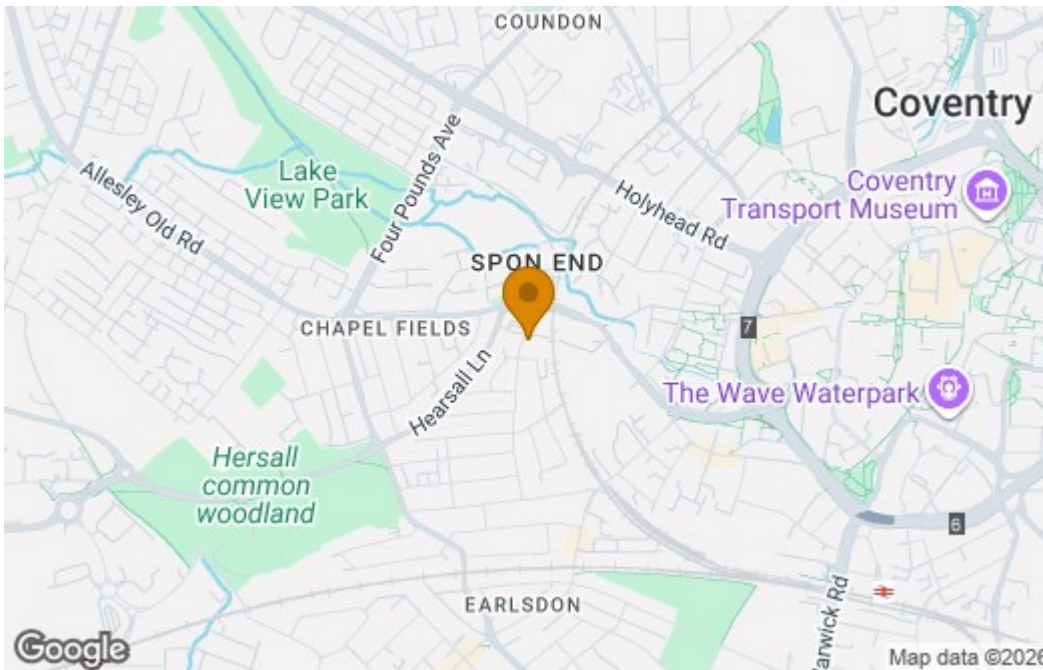
214 MELBOURNE ROAD

Approximate Gross Internal Area 720 sq ft / 66.90 sq m

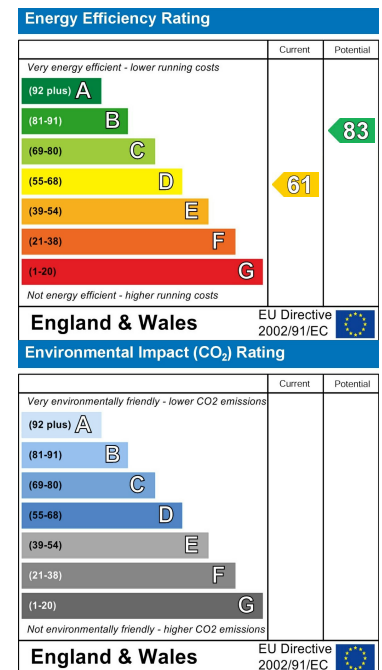


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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