



## 8 Thackeray Road, Coventry, CV2 3PW Offers Over £215,000

THREE DOUBLE BEDROOMS... MASTER EN-SUITE... NO UPWARD CHAIN... BASED OVER THREE FLOORS... SECURE ALLOCATED PARKING... NEWLY RE-DECORATED... NEW FLOORING THROUGHOUT... GROUND FLOOR WC... PERFECT FOR THE FIRST TIME BUYER. Located overlooking Stoke Heath Park, this lovely property really does need to be viewed to appreciate all that is being offered for sale. Having NO UPWARD CHAIN, been recently redecorated and new flooring throughout with three double bedrooms with master en-suite, its perfect for the first time buyer or those looking to add to their investment portfolio. Based over three floors, the property consists of a front garden, entrance hallway, ground floor WC, kitchen, lounge dining room, two double bedrooms and a family bathroom on the first floor and a master bedroom with en-suite shower room to the second floor. To the rear is a larger than average garden with gate that leads to a secure parking area accessed via security fob and wrought iron gates. Does this sound like your next family home, first time buy or investment purchase? Call us now to book your viewing!

## Front Garden



Having decorative iron railing to the front and side perimeters with inset gate, planted borders and access through the front door into the:

## Entrance Hallway



Having stairs leading off to the first floor and doors leading off to:

## Ground Floor Cloakroom

8'2 x 6'1 (2.49m x 1.85m)

Having a double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

## Kitchen

10'10 x 5'9 (3.30m x 1.75m)



Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine,

integrated oven with hob and extractor over and tiling to all splash prone areas.

## Lounge Dining Room

13'3 x 12'8 (4.04m x 3.86m)



Having a double glazed window to the rear elevation, French doors that lead to the garden area and large under stairs storage cupboard.

## First Floor Landing



Having balustrade, stairs that lead off to the second floor, airing cupboard and doors leading off to:

## Bedroom Two

12'7 x 11'7 (3.84m x 3.53m)



Having two double glazed windows to the rear elevation.

### Bedroom Three

12'8 x 6'0 (3.86m x 1.83m)



Having a double glazed window to the front elevation.

### Family Bathroom

6'3 x 6'1 (1.91m x 1.85m)



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

### Second Floor Landing

Being larger than average and providing a wardrobe area / study area. Velux window to to the rear elevation and door leading off to:

### Master Bedroom

17'1 x 9'1 (5.21m x 2.77m)



Having a double glazed window to the front elevation and door leading off to:

### Master Bedroom En-Suite

6'0 x 5'11 (1.83m x 1.80m)



Having a Velux window to the rear elevation, walk-in shower enclosure, pedestal wash hand basin, low level flush WC,

### Rear Garden



Having a paved patio area, mostly laid to lawn with fenced perimeters and pedestrian gate that leads to the:

### Secure Allocated Parking

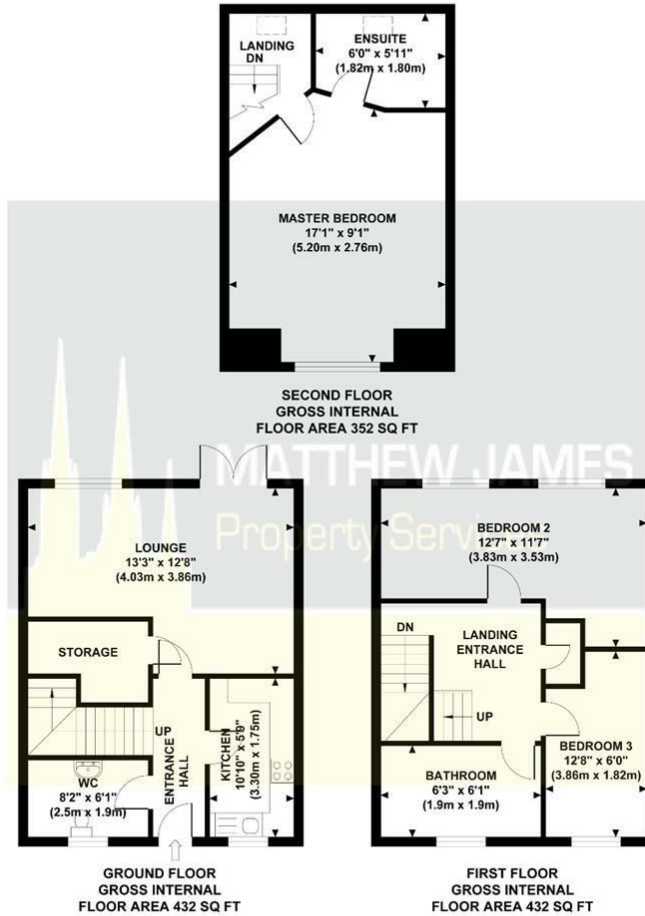


With fob controlled access through a security gate and allocated space

# Floor Plan

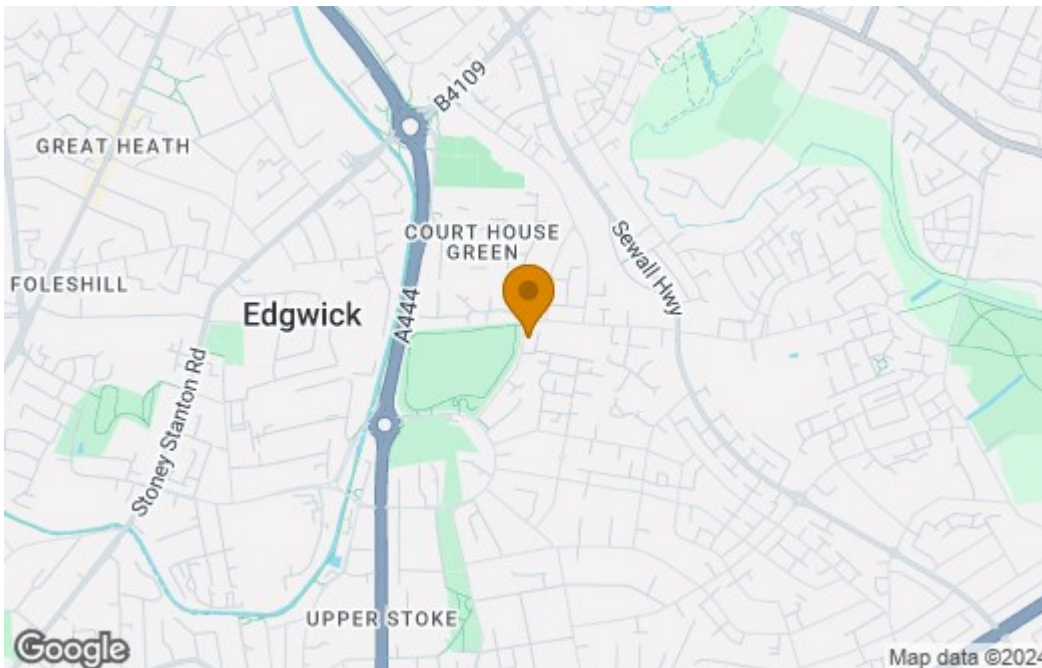
## Thackeray Road

Approximate Gross Internal Area 1216 sq ft / 112.97 sq m

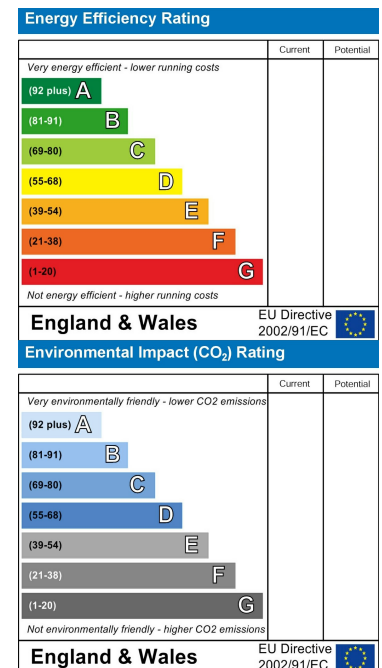


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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