



62 Sedgemoor Road, Coventry, CV3 4EB
£140,000

A BEAUTIFULLY PRESENTED MAISONETTE IN MOVE IN CONDITION, IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING TO ADD TO THEIR PROPERTY PORTFOLIO. GROUND FLOOR AND CLOSE TO ALL AMENITIES INCLUDING JAGUAR LANDROVER.

Situated on Sedgemoor Road, this lovely ground floor maisonette presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Spanning circa 624 square feet, this property has been thoughtfully refurbished to a high standard, ensuring whoever buys it will have absolutely no work to do!

Upon entering, you are welcomed into a spacious living room that boasts ample room for both relaxation and dining, making it perfect for entertaining family and friends. The high gloss white fitted kitchen is a standout feature, offering a sleek and contemporary space for culinary pursuits. The maisonette also comprises two well-proportioned bedrooms, perfect for rest and relaxation.

The re-fitted bathroom is both stylish and functional, catering to all your needs. Outside, the property features a rear garden recently laid to artificial grass - perfect for enjoying the outdoors all year round with minimal maintenance. Additionally, a brick built storage shed offers practical space for your gardening tools or outdoor equipment.

One of the highlights of this maisonette is its picturesque view overlooking a green area at the front, enhancing the overall appeal of the property. With its prime location and modern amenities and close to Jaguar

Outside Front

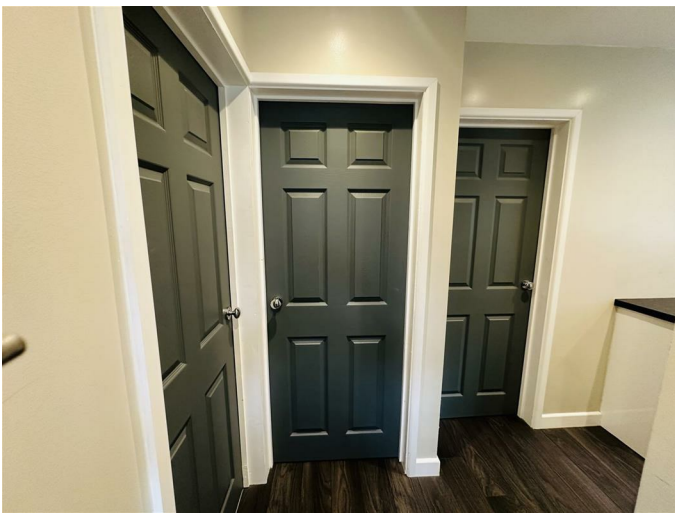


Bedroom One

13ft 6 x 9ft 11 (3.96mft 1.83m x 2.74mft 3.35m)



Entrance Hall



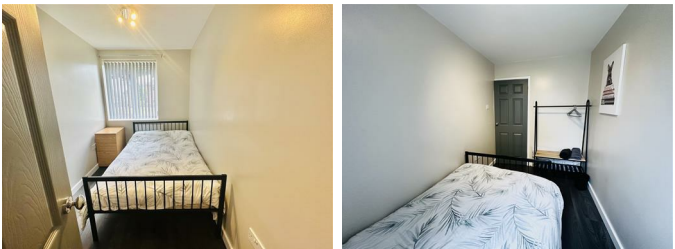
Bathroom

6ft5 x 5ft6 (1.83mft 1.52m x 1.52mft 1.83m)



Bedroom Two

11' x 6'5 (3.35m x 1.96m)



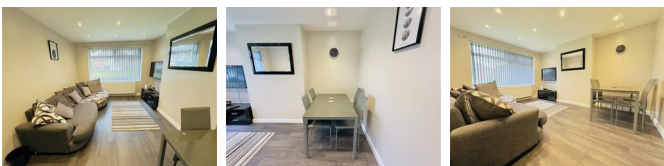
Kitchen

12ft x 10ft4 (3.66mft x 3.05mft 1.22m)



Living Room

45'11"ft 6'6" (14ft 2)



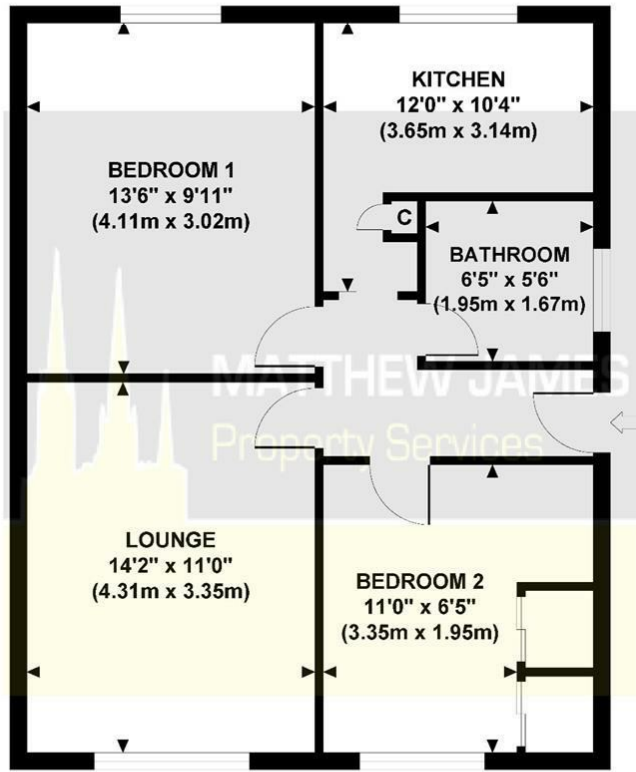
Rear Garden



Floor Plan

62 SEDGE MOOR

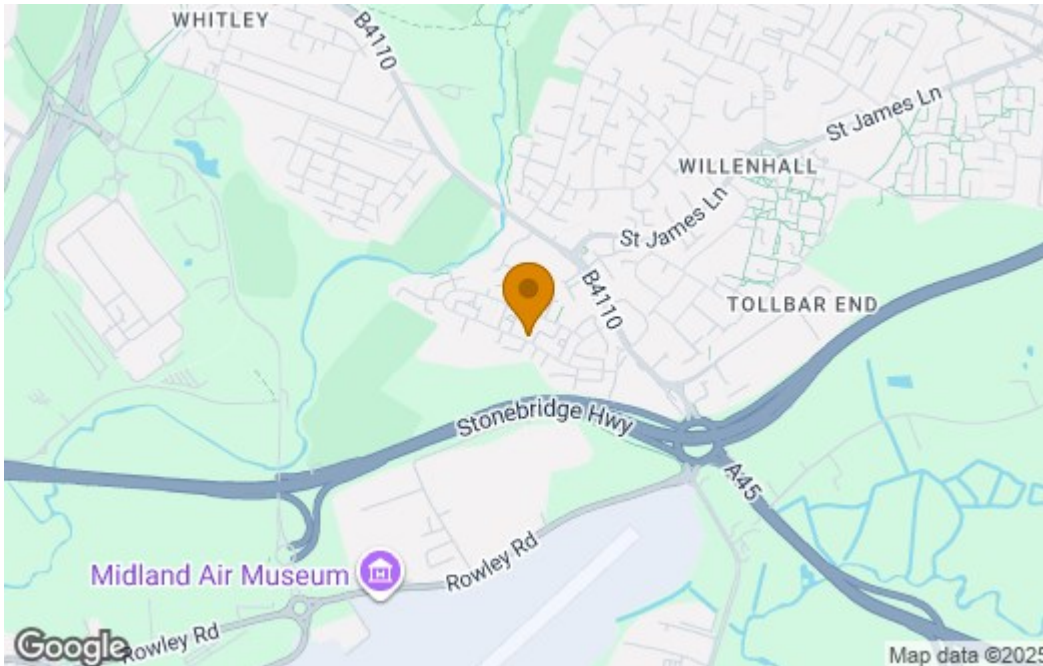
Approximate Gross Internal Area 604 sq ft / 56.10 sq m



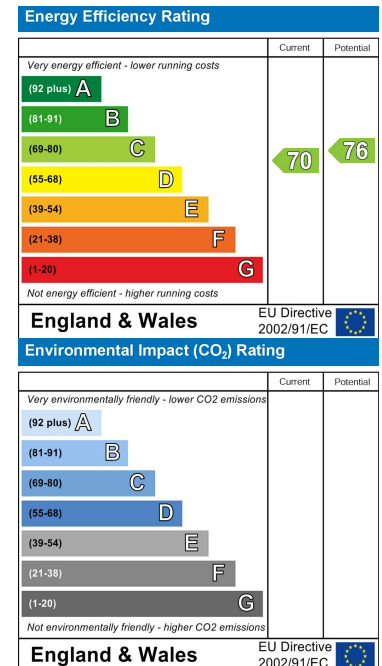
GROSS INTERNAL FLOOR AREA 604 SQ FT

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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