

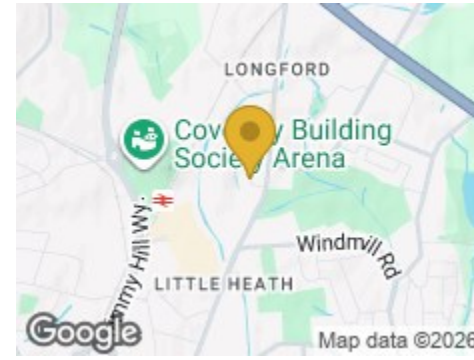
Road Map



Hybrid Map

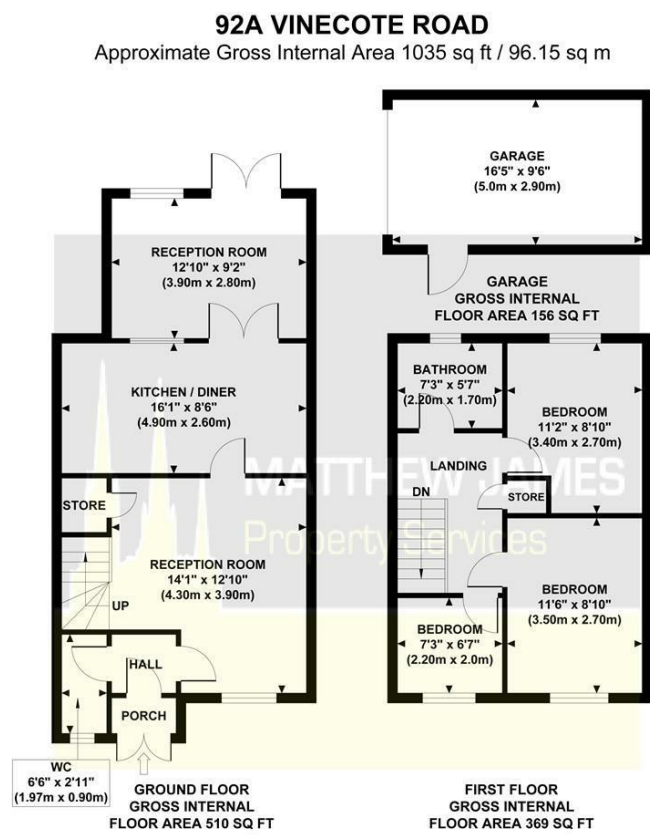


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



**92A Vincote Road**  
Longford, Coventry CV6 6EA

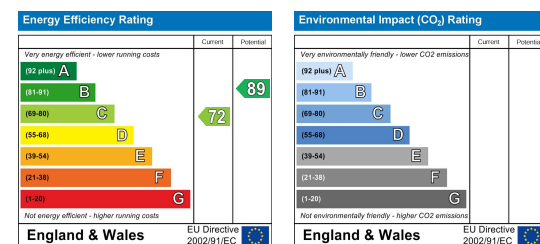
**£245,000**



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter



# 92A Vincote Road

Longford, Coventry CV6 6EA

£245,000



## Garage

16'5 x 9'6

Being wider than normal and having a window to the side elevation, electric up and over roller door, power and lighting.

## Rear Parking Area

Having access via an entryway that leads to the garage.

## Front Garden

Having fenced perimeter, slate and pathway that leads to the:

## Storm Porch

Having double obscure glazed doors and further

## Inner Hallway

Having doors off to:

## Ground Floor WC

6'6 x 2'11

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

## Lounge

14'1 x 12'10

Having a PVCu double glazed window to the front elevation, stairs lead off to the first floor and door that leads to the:

## Open Plan Kitchen Dining Room

16'1 x 8'6

Having a PVCu window to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated dishwasher, integrated fridge and freezer, integrated oven with four ring gas hob and extractor over, seating area and PVCu double glazed French doors to the rear elevation which leads to the:

## Extended Reception Room / Utility Room / Home Offi

12'10 x 9'2

Having a PVCu double glazed window and PVCu double French doors to the rear elevation. Currently

being used as a home office and utility but could quite easily be a play room / studio.

## First Floor Landing

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

## Bedroom One

11'6 x 8'10

Having a PVCu double glazed window to the front elevation.

## Bedroom Two

11'2 x 8'10

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

7'3 x 6'7

Having a PVCu double glazed window to the front elevation.

## Family Bathroom

7'3 x 5'7

Having a PVCu double obscure glazed window to the rear elevation, walk-in shower enclosure, low level flush WC, vanity wash hand basin with storage beneath, extractor fan, ladder style heated towel rail and modern tiling to all four walls.

## Rear Garden

Having fenced perimeters, planted borders, mainly laid to lawn with pathway that leads to a pedestrian gate to the front elevation and a further pathway leads to the bottom of the garden through a stainless steel door into the:

