



105 Hartland Avenue, Coventry, CV2 3ER

Price Guide £220,000

No Chain...End Terraced...Three Bedrooms...Through Lounge / Diner...Good Size Rear Garden...New Modern Fitted Kitchen...Garage with Vehicular Access...Excellent Schools and Local Amenities... Located in the very popular area of Wyken, With highly regarded schools and local amenities just a short walk away, its a great location for families. University Hospital is just a few minutes' drive and the property has easy access to all major road networks, making that commute a little easier.

On the ground floor, you'll find a spacious through lounge / diner with patio doors that lead out to the rear garden space. The kitchen has been extended and fully fitted with integrated appliances views over, and door leading out to the rear garden space.

Head upstairs to the first floor which consists of two double bedrooms, one to the front aspect and one to the rear, the third bedroom is of a single size and is also ideal for a home office / nursery / hobby room. The family bathroom is fitted with a with shower over bath and completes the first floor.

Outside the front provides off road parking and direct access to the brick built garage. There is also side access to the rear garden which is just a nice size with plenty of room for family and friends to enjoy outdoor living. Although in need of some modernisation, the property benefits from gas central heating double glazed windows.

Please get in touch with the property expert Emma Sheridan to arrange your viewing.

GROUND FLOOR

Entrance Hallway



Lounge / Diner

25'7" x 10'7" (7.8 x 3.25)

Kitchen

18'0" x 7'10" (5.5 x 2.4)

FIRST FLOOR

Bedroom One

13'1" x 10'2" (4 x 3.1)



Bedroom Two

11'9" x 10'5" (3.6 x 3.2)



Bedroom Three

7'6" x 5'10" (2.3 x 1.8)



Family Bathroom

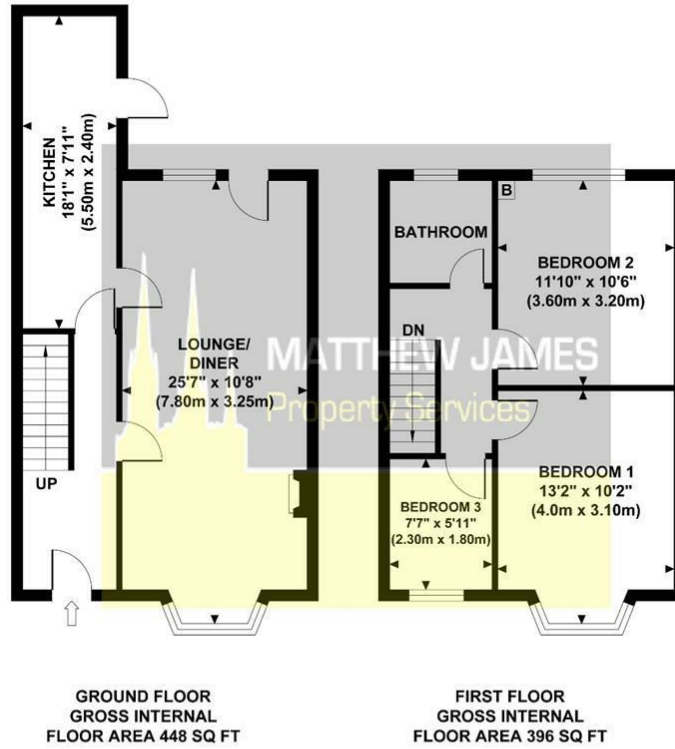
5'10" x 5'10" (1.8 x 1.8)



Floor Plan

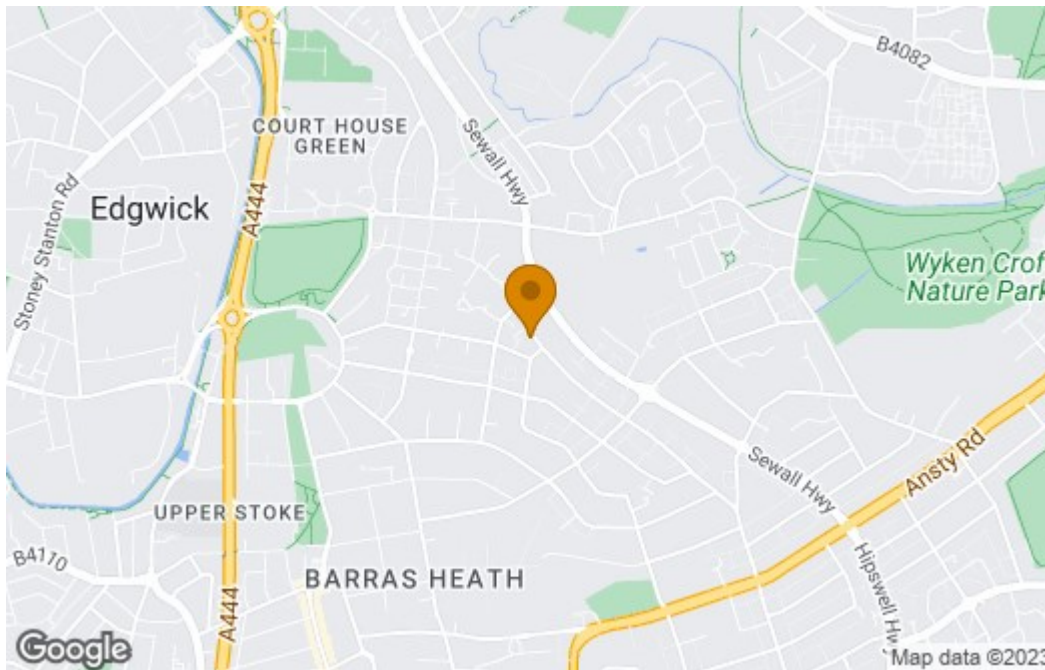
HARTLAND AVENUE

Approximate Gross Internal Area 844 sq ft / 78.41 sq m

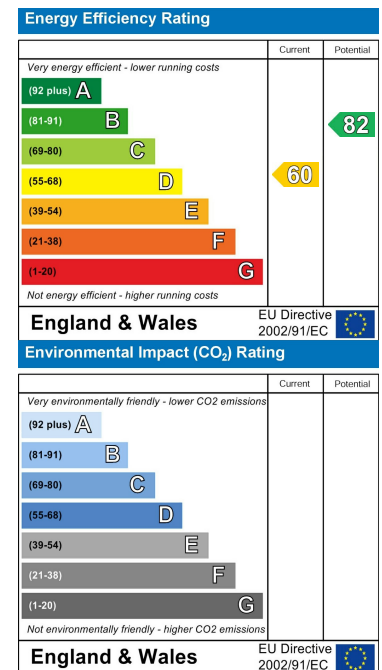


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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