



# MATTHEW JAMES

Property Services



## 3 Northfield Road, COVENTRY, CV1 2BS

Offers Around £160,000

VACANT... NO UPWARD CHAIN... GREAT FOR INVESTMENT OR FIRST TIME BUYER... MINUTES FROM THE CITY CENTRE... TWO BEDROOMS... TERRACED.... Located in Stoke, this property has two double bedrooms to the first floor (big enough for en-suites) and two reception rooms to the ground floor. Would easily make a three bedroom. PVCu double glazed and gas centrally heated, its perfect for those looking for an additional property to add to their portfolio. Call us now to book your viewing!

### **Front Garden**

Having walled fore garden, paving and access through the front door into:

### **Reception Room One**

**11'2 x 11 (3.40m x 3.35m)**

Having a PVCu double glazed window to the front elevation.

### **Reception Room Two**

**11'10 x 11 (3.61m x 3.35m)**

Having under stairs storage, a PVCu double glazed door that leads to the rear garden area, cupboard stairs lead off to the first floor and further door leads to the:

### **Kitchen**

**9'11 x 6'9 (3.02m x 2.06m)**

Having a PVCu double glazed window to the side elevation, a range of wall, base and drawer units with roll top work surface over, space for a fridge, space for a freezer, space and plumbing for a washing machine, tiling to all splash prone areas and door that leads to the:

### **Ground Floor Bathroom**

**6'9 x 5'5 (2.06m x 1.65m)**

Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, low level flush WC, pedestals wash hand basin, ladder style heated towel rail and tiling to all splash prone areas.

### **First Floor Landing**

Having doors leading off to:

### **Bedroom One**

**11'3 x 11'1 (3.43m x 3.38m)**

Having a PVCu double glazed window to the rear elevation.

### **Bedroom Two**

**11'10 x 11 (3.61m x 3.35m)**

Having a PVCu double glazed window to the front elevation.

### **Rear Garden**

Having paved pathway and mainly laid to lawn.

# Floor Plan

## 3 Northfield Road

Approximate Gross Internal Area:  
682 sq ft / 63.40 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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