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59 Yelverton Road, Coventry, CV6 4AG
Price Guide £160,000

THREE BEDROOMS... MODERN BATHROOM... VAILANT CENTRAL HEATING... PVCU DOUBLE GLAZING... IN NEED OF SOME MODERNISATION... VACANT... NO UPWARD CHAIN... MID TERRACE... CLOSE TO LOCAL AMENITIES INCLUDING ARENA PARK AND JUBILEE CRESCENT... PERFECT FOR THE FIRST TIME BUYER OR THOSE LOOKING FOR THEIR NEXT PROJECT. Located on Yelverton Road in the vibrant area of Radford, this mid-terrace house presents an excellent opportunity for first-time buyers or those looking to invest in a property with great potential. The home features three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The ground floor boasts a welcoming reception room, perfect for relaxation or entertaining, alongside a convenient WC and a lean-to pantry that adds practicality to daily life.

While the property is in need of some modernisation, it offers a modern bathroom that enhances comfort and convenience. The good-sized rear garden is a delightful outdoor space, ideal for gardening enthusiasts or for enjoying sunny afternoons with family and friends. Additionally, there is a hardstanding area to the front of the property.

This property benefits from a Vaillant central heating system and PVCu double glazing, ensuring warmth and energy efficiency throughout the seasons. Its location is particularly advantageous, being close to local amenities and just a short distance from the Coventry Building Society Arena and Jubilee Crescent, making it perfect for those who enjoy a lively community atmosphere. Furthermore, with easy access to the M6 and A444, commuting and travel are made simple.

Hardstanding To Front



Being block paved and having access into the:

Entrance Hallway
Having stairs leading off to the first floor and doorway leading off to the:

Lounge
13'5 x 12' (4.09m x 3.66m)





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

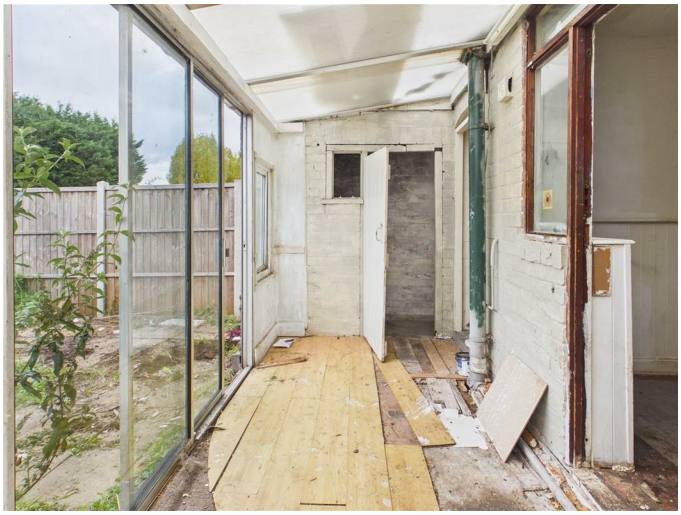
Kitchen
9'10 x 9'7 (3.00m x 2.92m)



Having a timber door to the rear, a range of wall, base and drawer units with roll top worksurface over, space for a cooker with extractor over, tiling to all splash prone areas and doorway leading to the:

Pantry
5'6 x 4'2 (1.68m x 1.27m)
Having ample space for a washing machine and a tumble dryer with window to the rear elevation.

Lean To
13'4 x 5'1 (4.06m x 1.55m)



Being of dwarf wall design with sliding door to the rear and further doorways leading to:

WC
5'1 x 2'9 (1.55m x 0.84m)
Having a low level WC.

Storage
6'2 x 5'8 (1.88m x 1.73m)

First Floor Landing



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

Bedroom One
11'11 x 9'7 (3.63m x 2.92m)



Having a PVCu double glazed window to the front elevation.

Bedroom Two
10'3 x 10'1 (3.12m x 3.07m)



Having a PVCu double glazed window to the rear elevation and cupboard housing the Vailant central heating boiler.

Bedroom Three
9'1 x 6'1 (2.77m x 1.85m)



Having a PVCu double glazed window to the front elevation.

Family Bathroom
7'3 x 5'5 (2.21m x 1.65m)





Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, vanity style wash hand basin with storage beneath and tiling to all splash prone areas.

Rear Garden





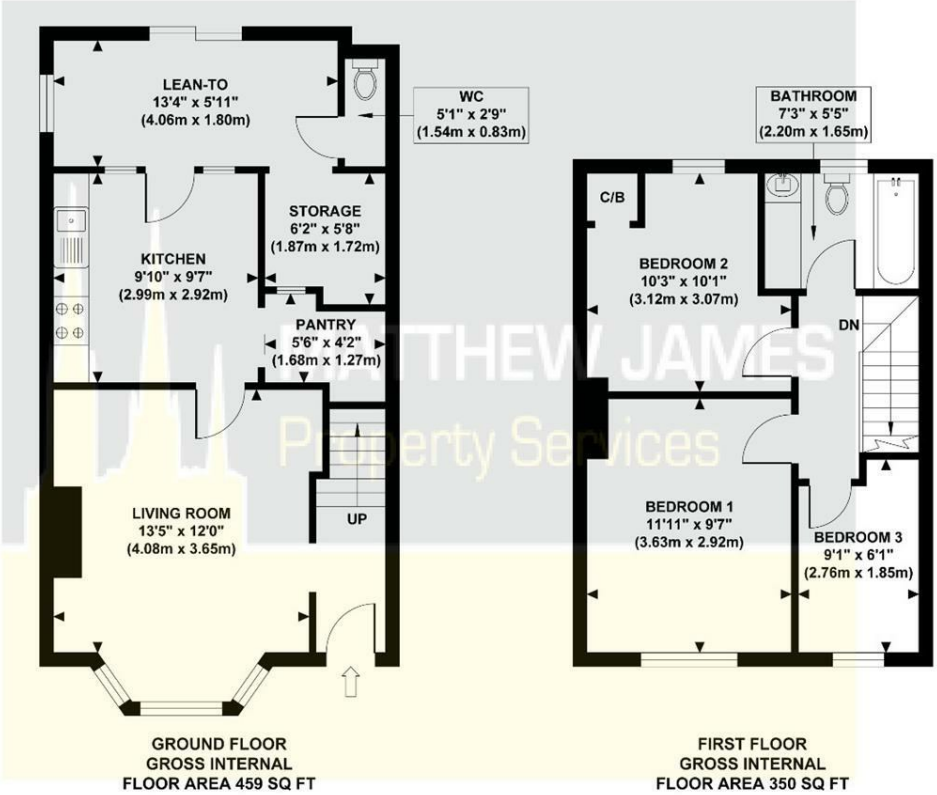


Having paved patio area, fenced perimeter , mainly laid to lawn with pedestrian gate to the far end.

Floor Plan

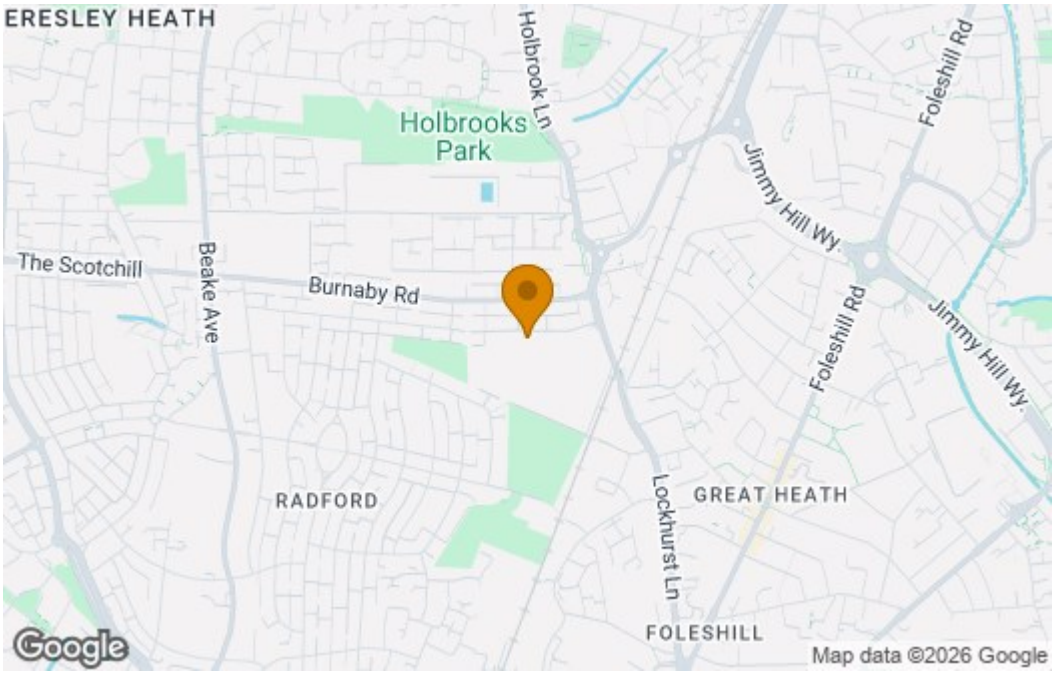
59 YELVERTON ROAD

Approximate Gross Internal Area 809 sq ft / 75.15 sq m

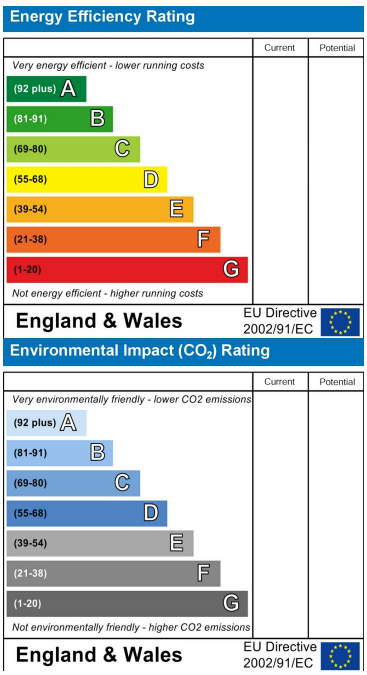


Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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