



128 Leamington Road, Coventry, CV3 6JY

Price Guide £475,000

FANTASTIC OPPORTUNITY!!!! A substantial, semi detached property being offered for sale with No Onwards Chain. In need of some tender loving care, and sits on a generous plot! With bags of potential to put your own stamp and create a truly stunning home. In brief the property has two reception rooms, kitchen with utility area, cloakroom and integral garage to the ground floor. Head upstairs and there are four spacious bedrooms, family bathroom and separate WC.

Outside the rear garden is fully enclosed which is mature with a lawn, trees and shrubs and a paved patio area ideal for outside entertaining. To the front of the property you will find a driveway providing off road parking with access to the garage.

Located in the very appealing suburb of Styvechale, with great commuter links. The University of Warwick, City Centre, Train Station, and convenient retail stores are just a few minutes away, along with highly regarded schools. For those that love the great outdoors, take advantage of The Memorial park just a short walk away. An internal viewing is highly recommended to fully appreciate the generous accommodation and huge potential this property offers.

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

GROUND FLOOR

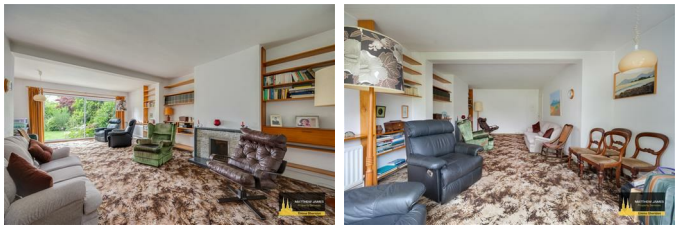
Entrance Hallway
16'4" x 4'11" (5 x 1.5)



Living Room
13'5" x 11'5" (4.1 x 3.5)



Lounge
25'3" x 14'1" (7.7 x 4.3)



Kitchen
20'4" x 9'10" (6.2 x 3)



Downstairs WC



FIRST FLOOR

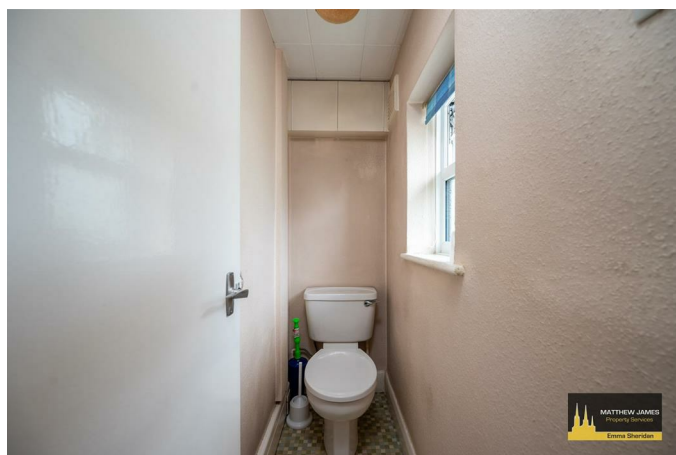
Bedroom One
13'9" x 13'1" (4.2 x 4)



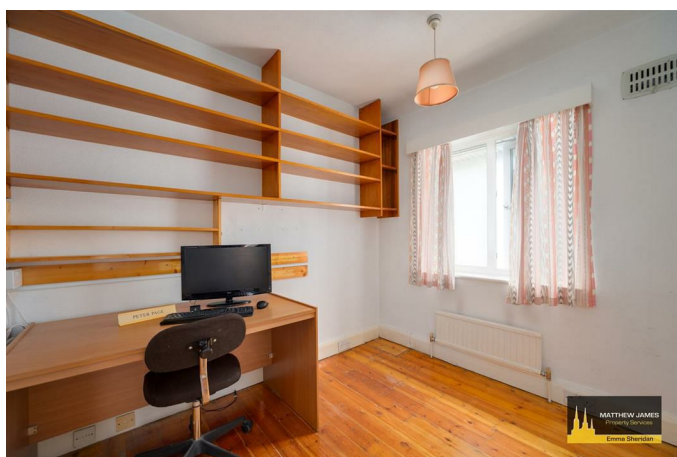
Bedroom Two
14'1" x 11'9" (4.3 x 3.6)



Bedroom Three
13'1" x 8'6" (4 x 2.6)



Bedroom Four
8'10" x 7'2" (2.7 x 2.2)



Family Bathroom
6'6" x 6'2" (2 x 1.9)

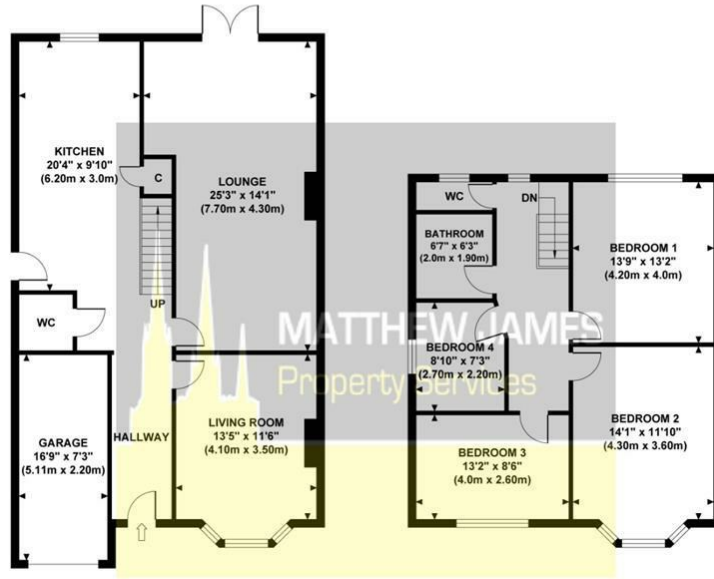


Separate WC
6'2" x 2'3" (1.9 x 0.7)

Floor Plan

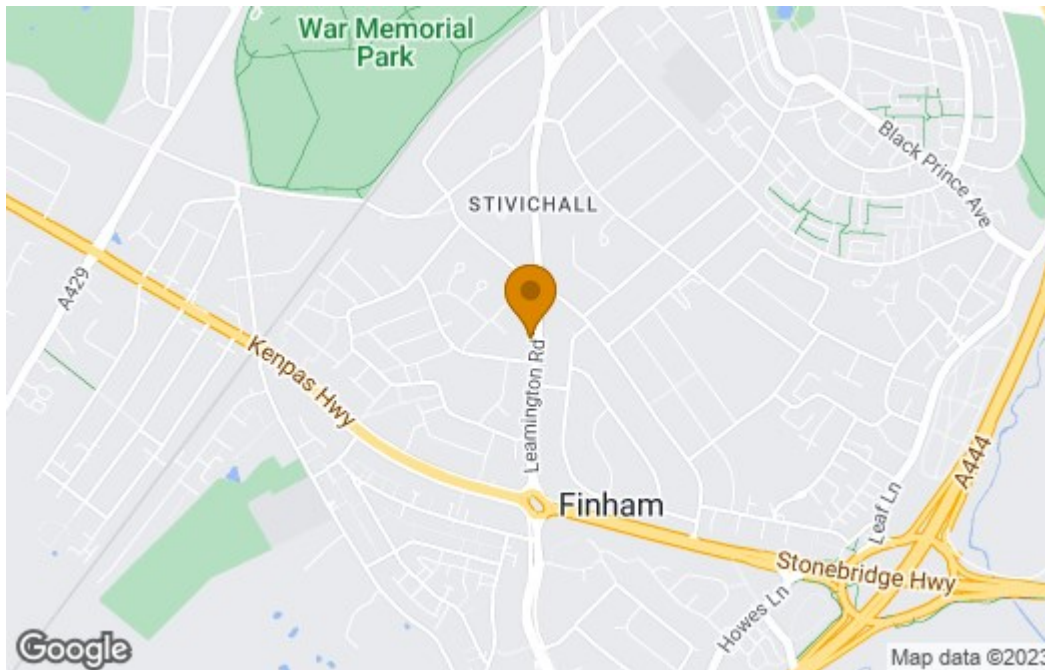
LEAMINGTON ROAD

Approximate Gross Internal Area 1658 sq ft / 154.0 sq m

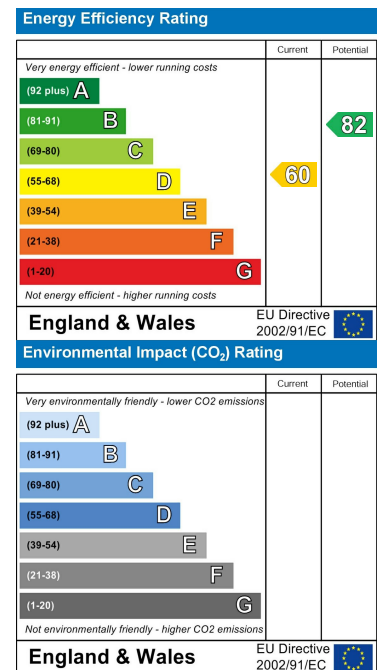


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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