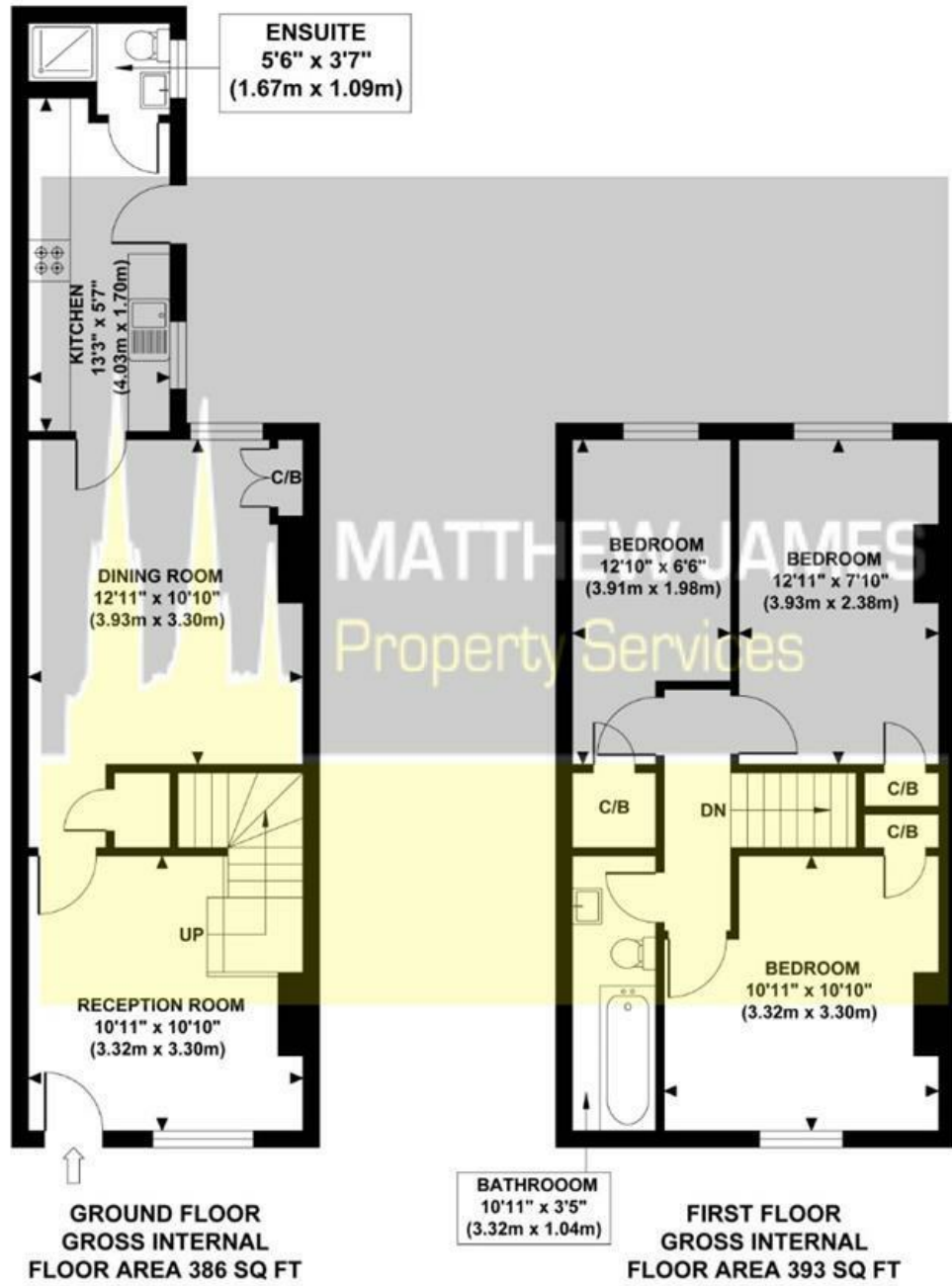


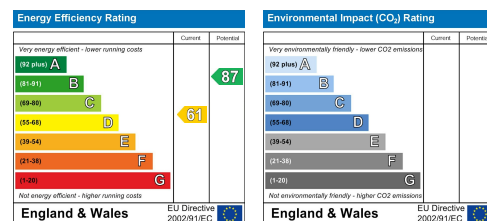
# WINCHESTER STREET

Approximate Gross Internal Area  
779 sq ft / 72.4 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.

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.



## 27 Winchester Street Hillfields, Coventry CV1 5NT

THREE BEDROOMS... FULLY LET AT £750PCM... GREAT INVESTMENT... PERFECT FOR COVENTRY CITY CENTRE... IDEAL FOR COVENTRY UNIVERSITY... WIDER PROPERTY THAN USUAL... GROUND FLOOR SHOWER ROOM & FIRST FLOOR BATHROOM. Are you looking for your next investment? Are you a first time buyer? This larger than average property benefits from three bedrooms, two reception rooms, ground floor shower room, first floor bathroom, rear garden laid to lawn with a garage accessed via a service road. Located on a pedestrianised street, its just a short walk to Coventry City Centre or Coventry University. There is parking to the rear of the property and a garage is available if required. Is this property for you and would you like the walk a round video? Call us now to discuss your requirements.

**£175,000**

**CONTACT INFORMATION**

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02477 170170

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www.matthewjames.uk.com

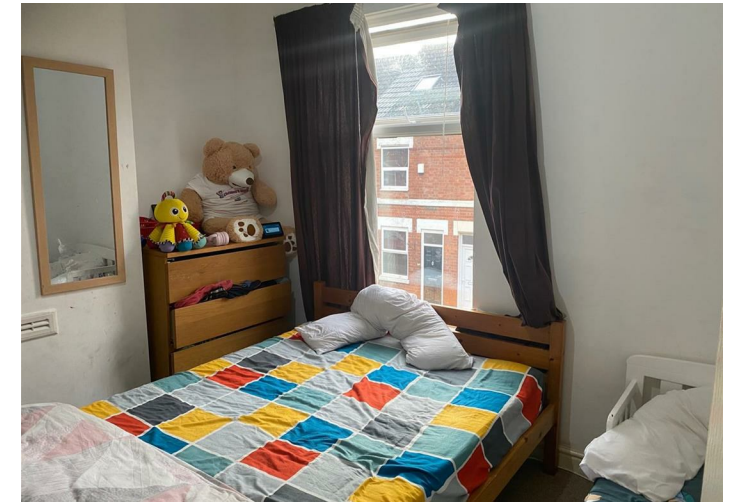
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# 27 Winchester Street

Hillfields, Coventry CV1 5NT



- \*\* THREE BEDROOMS \*\*
- \*\* TWO RECEPTION ROOMS \*\*
- \*\* GROUND FLOOR SHOWER ROOM \*\*
- \*\* FIRST FLOOR BATHROOM \*\*
- \*\* WIDER THAN MOST PROPERTIES \*\*
- \*\* CURRENTLY TENANTED AT £750 pcm \*\*
- \*\* GREAT INVESTMENT PROPERTY \*\*
- \*\* CLOSE TO CITY CENTRE \*\*
- \*\* CLOSE TO COVENTRY UNIVERSITY \*\*



## Reception Room One

10'11 x 10'10' (3.33m x 3.30m')

## Bedroom Three

12'10 x 6'6 (3.91m x 1.98m)

## Reception Room Two / Dining Room

12'11 x 10'10 (3.94m x 3.30m)

## Family Bathroom

10'11 x 3'5 (3.33m x 1.04m)

## Kitchen

13'3 x 5'7 (4.04m x 1.70m)

## Rear Garden

## Family Shower Room

5'6 x 3'7 (1.68m x 1.09m)

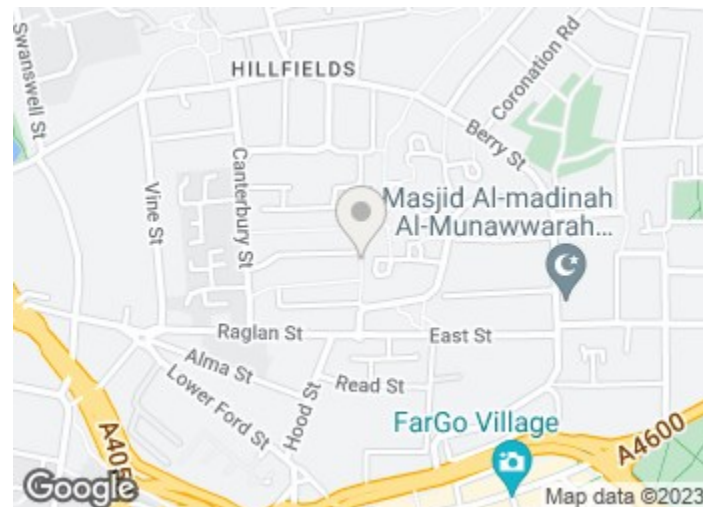
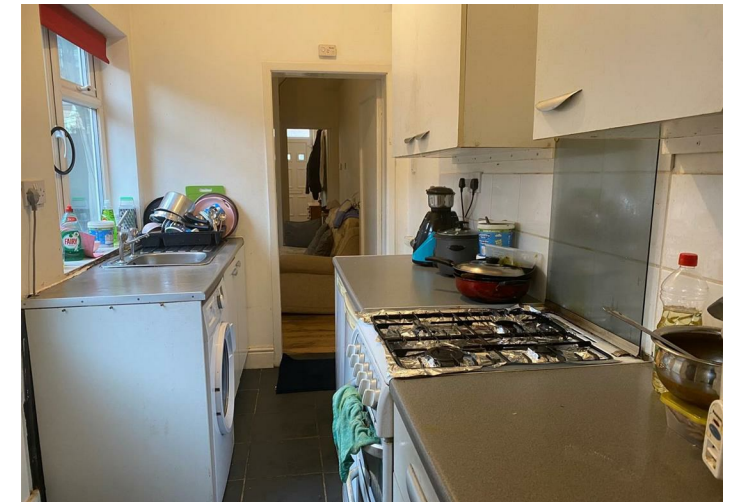
## First Floor Landing

## Bedroom One

10'11 x 10'10 (3.33m x 3.30m)

## Bedroom Two

12'11 x 7'10 (3.94m x 2.39m)



Directions

