

Road Map



Hybrid Map

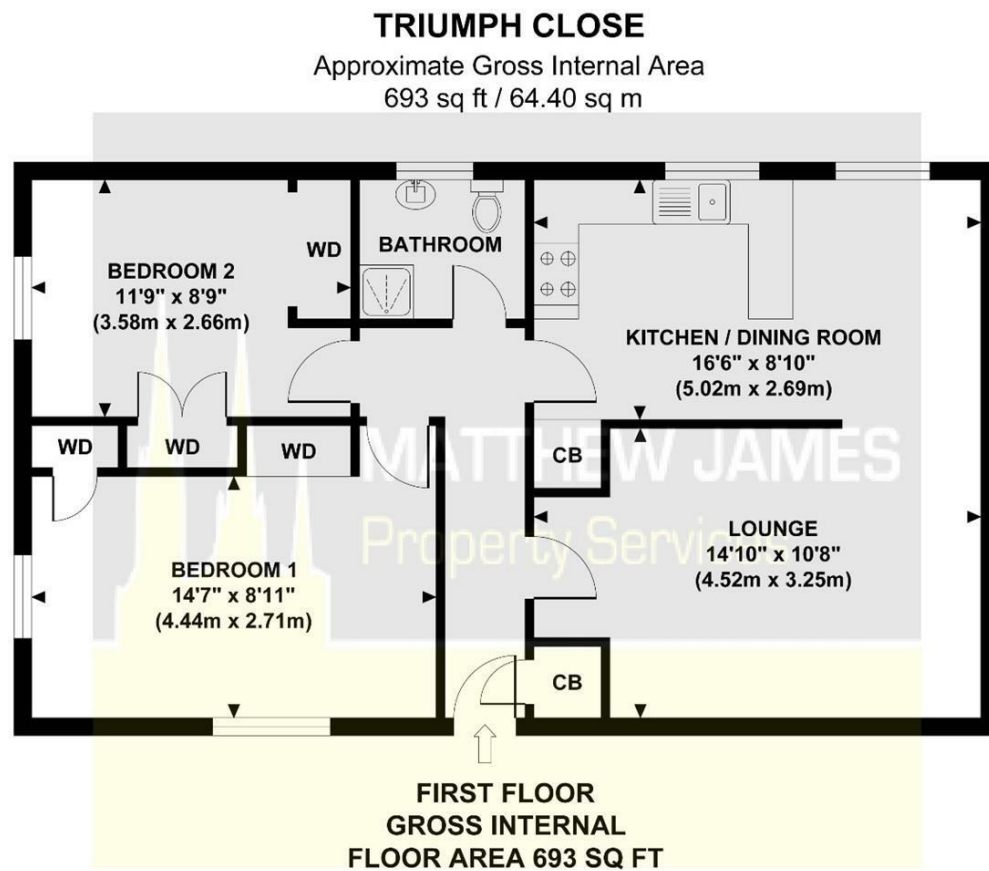


Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan



**52 Triumph Close**

Wyken, Coventry CV2 5AR

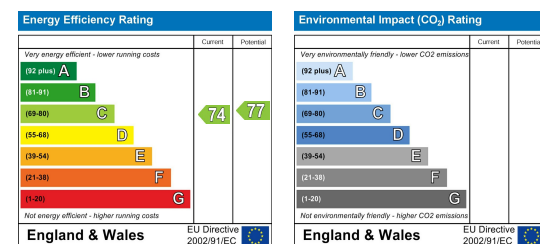
Offers Over £99,000



Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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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# 52 Triumph Close

Wyken, Coventry CV2 5AR

Offers Over £99,000



## Entrance Hallway

Having doors leading off to:

## Lounge

14'10 x 10'8

Having a PVCu double glazed window to the side elevation and access through to the:

## Kitchen Dining Room

16'6 x 8'10

Having two PVCu double glazed windows to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a cooker, space and plumbing for a washing machine

## Shower Room

8'10 x 6'9

Having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure, low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

## Bedroom One

14'7 x 8'11

Having PVCU double glazed windows to two elevations, and two built-in wardrobes.

## Bedroom Two

11'9 x 8'9

Having PVCU double glazed windows to the front elevation and two built-in wardrobes.

## Garage

(Not Measured) Having up and over door and being en-bloc.

