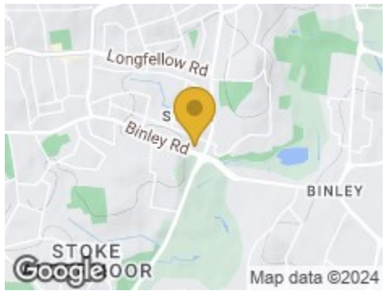
## Road Map

## Hybrid Map

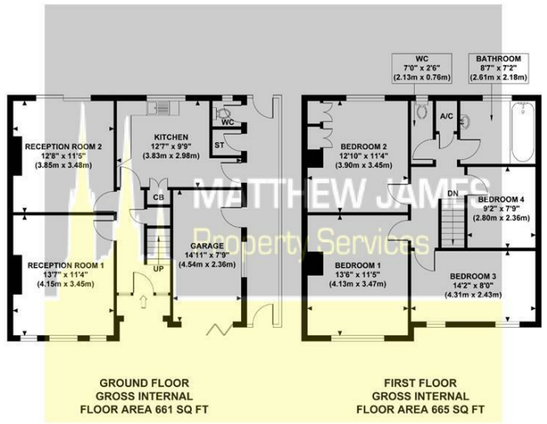
## Terrain Map




## Floor Plan

**SWINBURNE AVENUE**

Approximate Gross Internal Area 1326 sq ft / 123.18 sq m

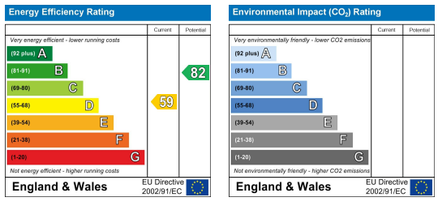



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter

MATTHEW JAMES
Property Services

# 39 Swinburne Avenue

Binley, Coventry CV2 5LH

**£300,000**

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# 39 Swinburne Avenue

Binley, Coventry CV2 5LH

## £300,000

**Front Garden**
Mainly laid to lawn with walled perimeter and having block paved off road parking with access through the storm porch and front door into the

**Entrance Hallway**
Having stairs off to the first floor with under stair storage and doors leading off to

**Reception Room One**
13'7 x 11'4
Three PVCu windows to front elevation and feature fireplace to the one wall

**Reception Room Two**
12'8 x 11'5
Sliding PVCu doors to rear elevation with a feature fireplace to the one wall

**Kitchen**
12'7 x 9'9
PVCu window to the rear elevation, a range of wall base and drawer units with roll top work surface over, space and plumbing for gas cooker, plumbing for a washing machine tiling to all splash prone areas. Obscure glazed door to the:

**Side Passage**
Secure doors to front and rear

**WC**
PVCu obscure window to rear elevation. High level flush w/c

**Storage**

**Garage**
14'11 x 7'9
Opening timber doors to front elevation, window to side passage, shelving and mechanics pit with power and lighting.

**First Floor Landing**
Having airing cupboard and doors leading off to

**Bedroom One**
13'6 x 11'5
Having PVCu window to front elevation.

**Bedroom Two**
12'10 x 11'4
Having PVCu windows to rear elevation. Built in wardrobes to one wall.

**Bedroom Three**
14'2 x 8'10
Two PVCu windows to front elevation.

**Bedroom Four**
9'2 x 7'9
PVCu window to side elevation.

**WC**
7'0 x 2'6
Separate w/c having obscure PVCu window to rear elevation and low level flush to w/c.

**Family Bathroom**
8'7 x 7'2
PVCu window to rear elevation, panel bath with telephone style shower attachment, pedestal wash basin, heated towel rail and tiling to all splash prone areas.

**Loft Area**
Drop down ladder, insulated boarded and lighting.

**Rear Garden**
Mainly laid to lawn with fenced perimeters, mature planted borders and beds, small greenhouse garden shed, paved patio area and access to front elevation via a secure door.