

Road Map



Hybrid Map



Terrain Map

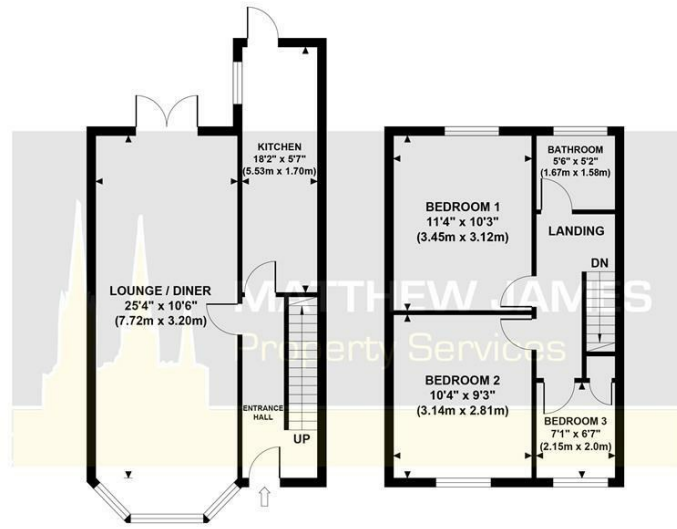


**MATTHEW JAMES**  
Property Services

Floor Plan

**13 CATESBY ROAD**

Approximate Gross Internal Area 889 sq ft / 82.60 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 474 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 415 SQ FT

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.



**13 Catesby Road**

Radford, Coventry CV6 3EU

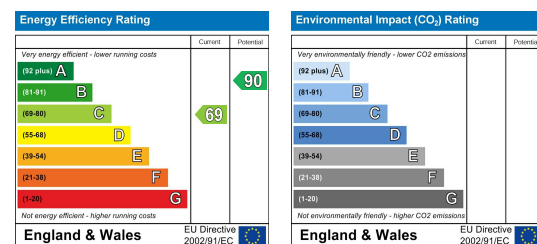
**£195,000**



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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# 13 Catesby Road

Radford, Coventry CV6 3EU

£195,000



## Off Road Parking

The front garden has been converted to provide off road parking with block paving, dropped kerb and access through the composite front door into the:

## Entrance Hallway

Having understairs storage, stairs off to the first floor and doors leading off to:

## Lounge Dining Room

25'4 x 10'6

Having a PVCu double glazed window to the front elevation and French doors with picture windows to the rear elevation.

## Kitchen

18'2 x 5'7

Having a PVCu double glazed window to the side elevation, PVCu double obscure glazed door that leads to the rear elevation, a range of wall, base and drawer units with roll top work surface over, integrated fridge and freezer, space and plumbing for a washing machine, four ring gas hob with extractor over, waist height oven and tiling to all splash prone areas.

## First Floor Landing

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

## Bedroom One

11'4 x 10'3

Having a PVCu double glazed window to the rear elevation.

## Bedroom Two

10'4 x 9'3

Having a PVCu double glazed window to the front elevation.

## Bedroom Three

Having a PVCu double glazed window to the front elevation and cupboard over the stairs.

## Family Bathroom

5'6 x 5'2

Having a PVCu double glazed window to the rear elevation.

## Rear Garden

Having a fenced perimeter, paved patio area, laid mainly to lawn with access via a pedestrian gate to the rear elevation and the:

## Garage

15'9 x 8'2

Having a up and over door to the rear elevation, side pedestrian door and window.

