



## 55 Lambeth Close, Coventry, CV2 1JE Offers Over £165,000

FOUR BEDROOMS... LARGE 'L-SHAPE' LOUNGE DINING ROOM... BRAND NEW (UNUSED) KITCHEN... LARGE REAR GARDEN... VACANT... NO UPWARD CHAIN... PERFECT FOR THE GROWING FAMILY... QUIET LOCATION... PVCU DOUBLE GLAZED... WORCESTER BOSCH CENTRAL HEATING BOILER. Located on Lambeth Close in Henley Green in Coventry, this larger than average end-terrace house presents an excellent opportunity for first-time buyers and investors alike. With four spacious bedrooms, this property is perfect for families or those seeking a little extra space.

Upon entering, you are welcomed into a generous hallway with ground floor WC and the L-shaped lounge and dining room off, providing a versatile area for relaxation and entertaining. The newly installed kitchen diner is a delightful feature, offering a modern space for culinary pursuits and family gatherings.

The property boasts a large plot, ensuring ample outdoor space for gardening, play, or simply enjoying the fresh air. The expansive rear garden is a standout feature, providing a private oasis for kids to play.

Conveniently located close to local amenities including a Medical Centre, this home offers easy access to shops, schools, and transport links, making it an ideal choice for those seeking a vibrant community. With the added benefit of being VACANT and with NO UPWARD CHAIN, this property is ready for you to move in and make it your own.

In summary, this four-bedroom end-terrace house on Lambeth Close is a fantastic opportunity that combines space, modern living, and a prime location. Does this property sound like your next family home or your next investment property? Call us now to book your viewing!

## Front Garden



Having a fenced perimeter with paved patio area and pedestrian gate that leads to the walkway and parking area.

## Entrance Hallway



Having cupboard, under stairs storage cupboard and doors leading off to the:

## Ground Floor WC

4'8 x 4'6 (1.42m x 1.37m)



Having a PVCu double obscure glazed window to the front elevation, wash hand basin and low level flush WC.

## Kitchen Dining Room

10'9 x 10'9 (3.28m x 3.28m)



Having a PVCu double glazed window to the rear elevation, a range of wall, base and drawer units with roll top work surface with upstands and splashback over. space and plumbing for a washing machine, integrated oven with four ring gas hob and seating area.

## Dining Area

11'5 x 10'1 (3.48m x 3.07m)



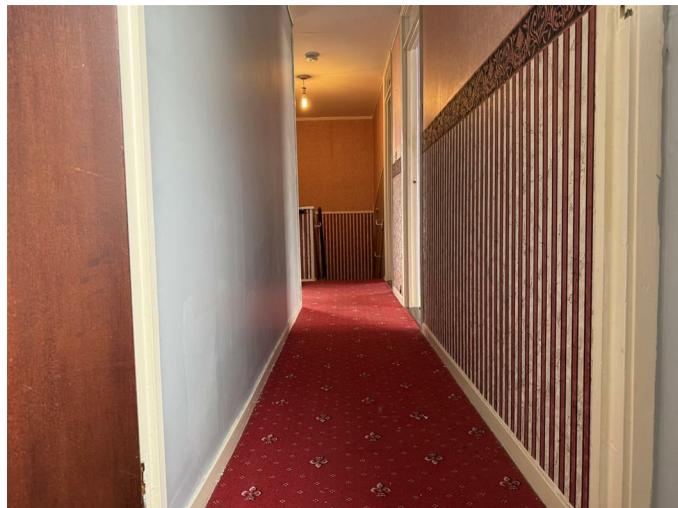
Having a PVCu double glazed door with PVCu double glazed window to the side facing the rear elevation.

**Living Area**  
19'1 x 10'10 (5.82m x 3.30m)



Having a PVCu double glazed window to the front and rear elevations.

**First Floor Landing**



Having access to the loft area, large airing cupboard and doors leading off to:

**Bedroom One**  
10'11 x 9'8 (3.33m x 2.95m)



Having a PVCu double glazed window to the rear elevation with built-in wardrobes to the one wall.

**Bedroom Two**  
10'10 x 9'6 (3.30m x 2.90m)



Having a PVCu double glazed window to the rear elevation with built-in wardrobes to the one wall.

**Bedroom Three**  
10'9 x 8'2 (3.28m x 2.49m)



Having a PVCu double glazed window to the rear elevation with built-in wardrobes to the one wall.

**Bedroom Four**  
9'9 x 7'8 (2.97m x 2.34m)



Having a PVCu double glazed window to the front elevation.

## Family Bathroom

9'3 x 4'8 (2.82m x 1.42m)



Having a PVCu double obscure glazed window to the rear elevation, panel bath, low level flush WC, wash hand basin and tiling to all splash prone areas.

## Rear Garden



Being larger than average with fenced perimeter and pedestrian gate to the side.

## Parking Area

There is communal parking for all properties.

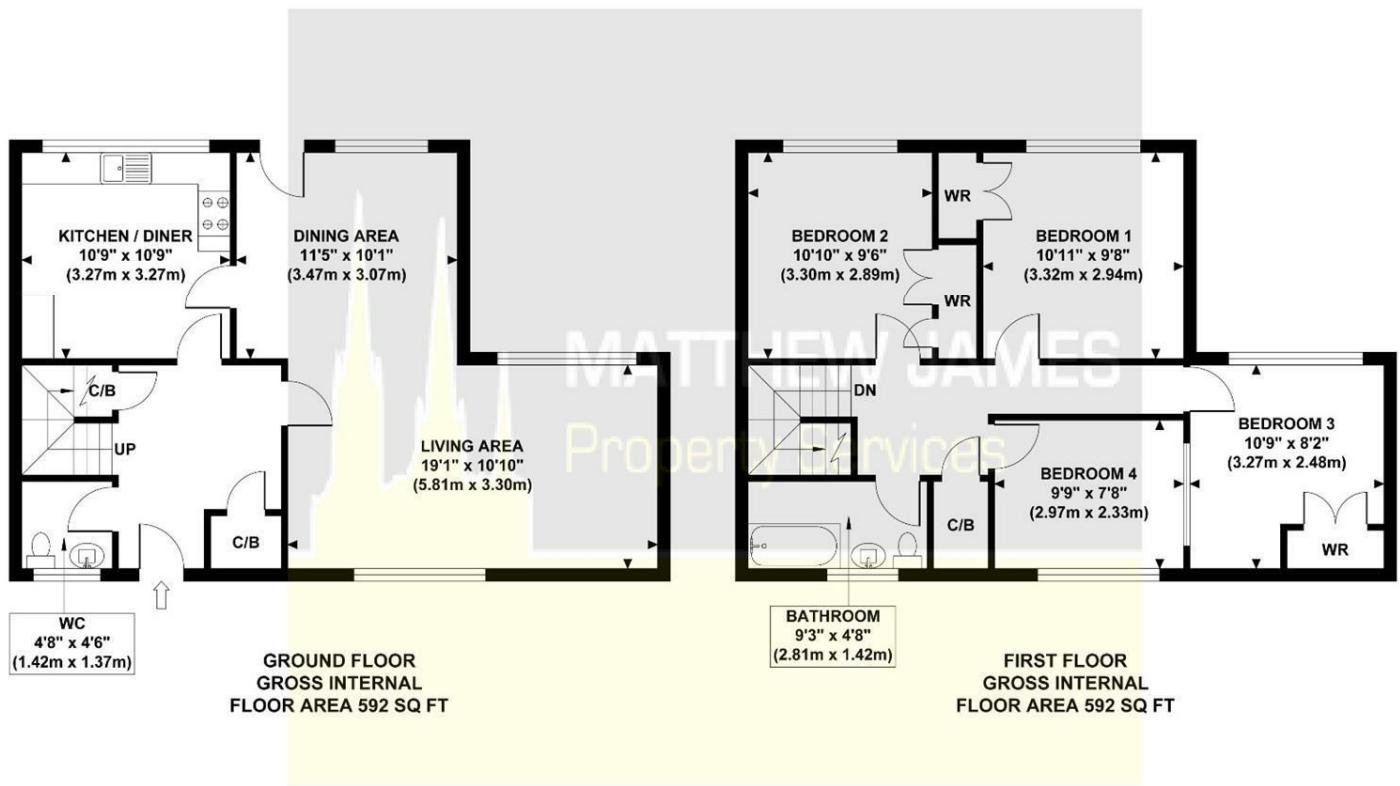
## Communal Areas



## Floor Plan

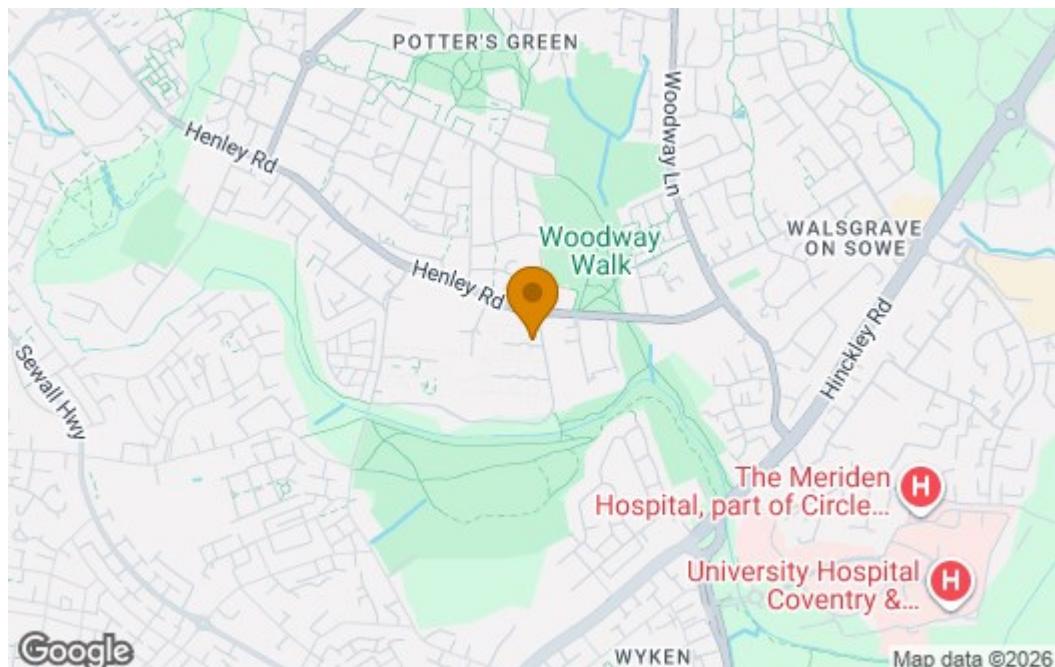
# 55 LAMBETH CLOSE

Approximate Gross Internal Area 1184 sq ft / 109.99 sq m

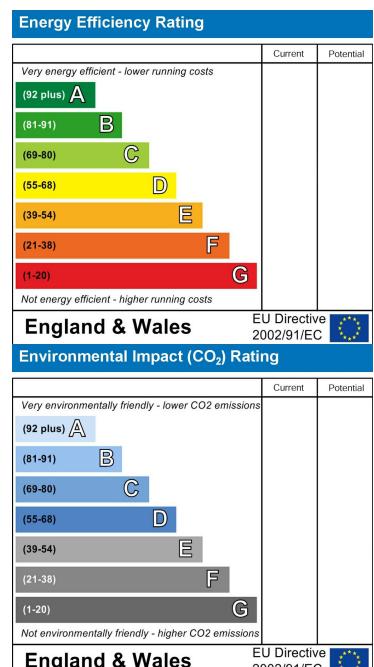


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## 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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