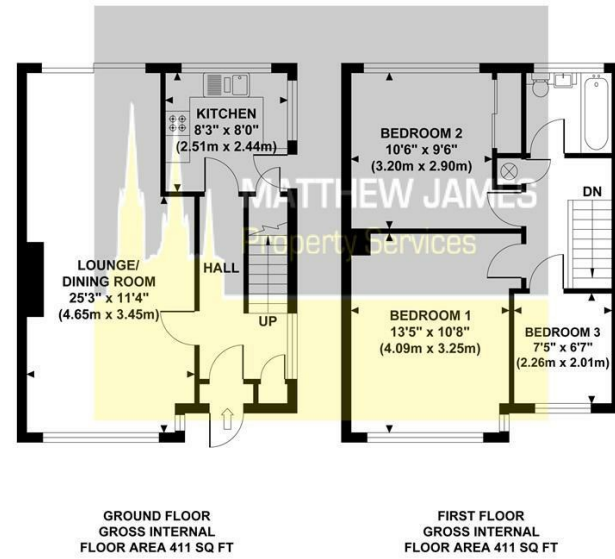


## Floor Plan

**NORTON HILL DRIVE**  
Approximate Gross Internal Area  
822 sq ft / 76.36 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.

## Area Map



## Viewing

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

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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

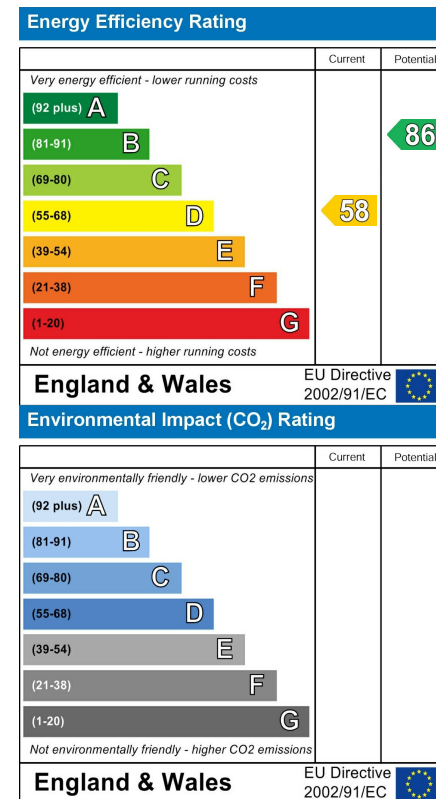
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Property Services

## Energy Efficiency Graphs



**66 Norton Hill Drive**  
Coventry CV2 3AY  
Offers Over £255,000





## Description

BEAUTIFUL CONDITION THROUGHOUT... THREE BEDROOMS... MODERN RE-FITTED KITCHEN... STUNNING REAR GARDEN... CUL-DE-SAC LOCATION... GARAGE AND DRIVEWAY... CLOSE TO UNIVERSITY HOSPITAL

Viewing of this beautiful property is essential. Located in the Wyken area in a peaceful cul-de-sac location it really is the ideal home. Also conveniently located for access to the university hospital. Impressive larger than average front garden and driveway. Spacious entrance hallway leading into the lounge/dining room with feature fireplace and patio doors which lead out to the garden. Re-fitted modern kitchen, built in oven and hob with extractor fan, plumbing and space for washing machine, space for fridge freezer, door leading out to the side of the property. Two double bedrooms and a good size third bedroom. Modern fitted family bathroom with shower over the bath and ceramic tiles. The stunning rear garden is well maintained with patio area, lawn the single garage sits to the side of the garden. The property has double glazing throughout and gas central heating boiler and radiators. Call us to book your viewing today as you don't want to miss out!

- SEMI DETACHED
- LOUNGE/DINING
- RE-FITTED BATHROOM
- GARAGE
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- RE-FITTED KITCHEN
- DRIVEWAY
- STUNNING REAR GARDEN
- CLOSE TO UNIVERSITY HOSPITAL

