



MATTHEW JAMES

Property Services



193 Humber Road, Coventry, CV3 1NZ

£260,000

THREE BEDROOMS... MASTER EN-SUITE... SEMI DETACHED... TWO PARKING SPACES... LANDSCAPED REAR GARDEN... GROUND FLOOR WC... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENT... QUIET LOCATION... MODERN THROUGHOUT... ALL READY TO GO! Located on the 'quiet part' of Humber Road, Coventry, this charming semi-detached house presents an excellent opportunity for first-time buyers and investors alike. The property boasts three well-proportioned bedrooms, including a master with its own en-suite shower room, ensuring comfort and privacy for the occupants.

The modern design of the home is evident throughout, with a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The ground floor also features a convenient WC, adding to the practicality of the layout.

For those who value outdoor space, the landscaped rear garden offers a delightful retreat, perfect for relaxation or entertaining guests. Additionally, the property includes two dedicated parking spaces, a valuable asset in this quiet location.

With its appealing features and prime position, this semi-detached house on Humber Road is not only a wonderful home but also a sound investment opportunity. Do not miss the chance to make this property your own. Sound good? Call us now to book your immediate viewing!

Front Garden and Parking

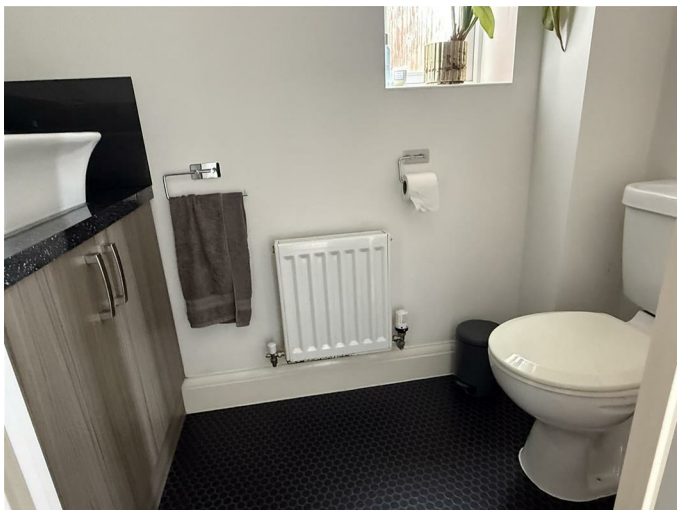


Having two allocated spaces and small flower bed to the front. Through the front door leads to the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Ground Floor WC



(Not Measured) Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Kitchen

10'2 x 7'3 (3.10m x 2.21m)



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

Lounge Dining Room

6'1 x 11'2 (1.85m x 3.40m)



Having a PVCu double glazed window and PVCu French doors to the rear elevation and under stairs storage.

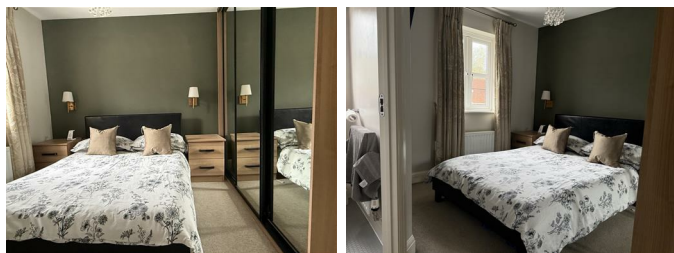
First Floor Landing



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

Master Bedroom

14'1 x 10'2 (4.29m x 3.10m)



Having a PVCu double glazed window to the front elevation, mirrored wardrobes to the one wall and door leading to the:

Master En-Suite

7'3 x 4'11 (0.91m x 1.50m)



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

Bedroom Two

10'10 x 7'10 (3.30m x 2.39m)



Having a PVCu double glazed window to the rear elevation.

Bedroom Three

6'11 x 6'3 (2.11m x 1.91m)



Having a PVCu double glazed window to the rear elevation.

Family Bathroom

7'3 x 4'11 (2.21m x 1.50m)



Having a panel bath with shower over, vanity style WC and wash hand basin, illuminated mirror and tiling to all splash prone areas.

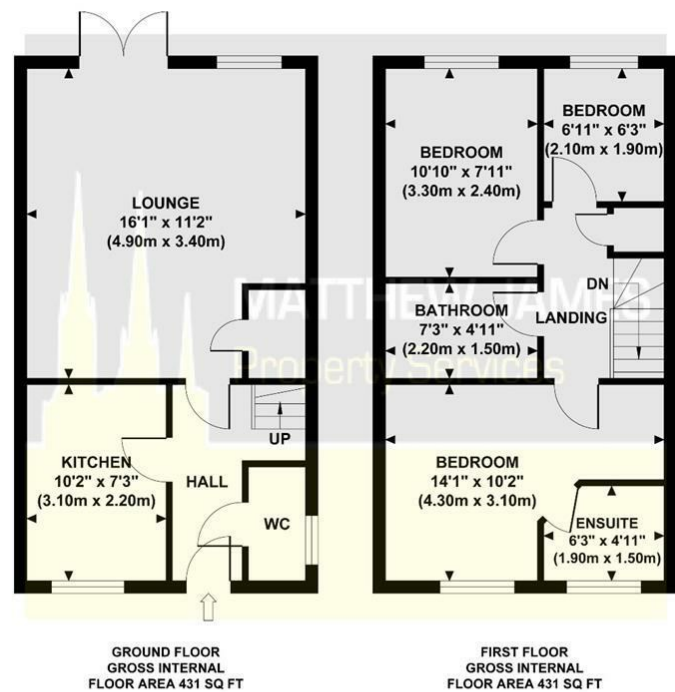
Rear Garden



Having a fenced perimeter, paved patio area, railway sleeper retainers, lawn and pedestrian gate to the side elevation.

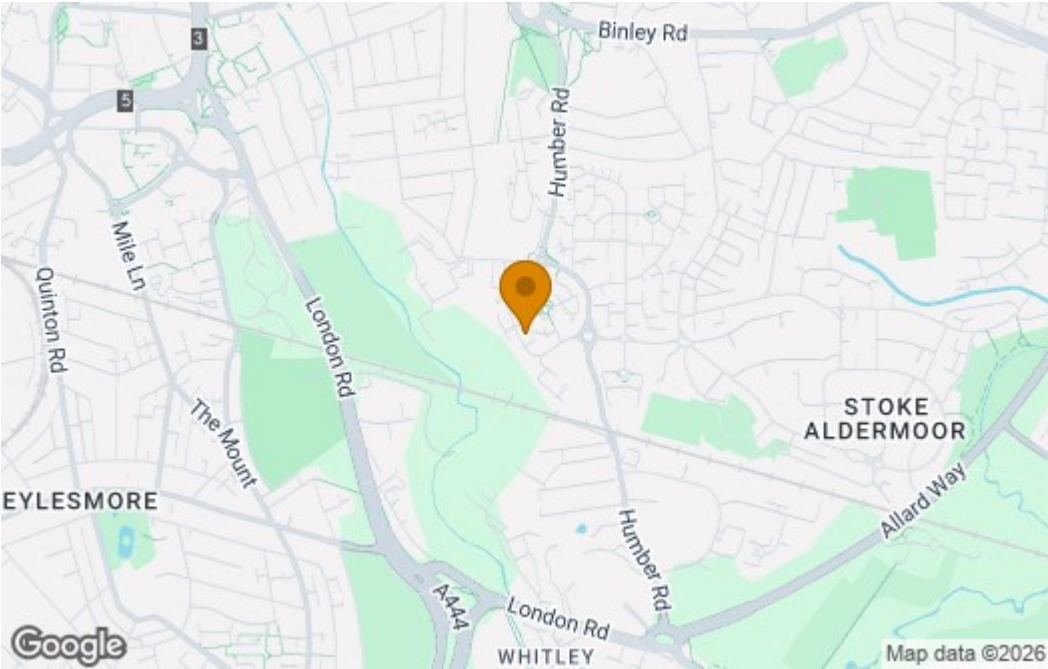
Floor Plan

193 HUMBER ROAD
Approximate Gross Internal Area
862 sq ft / 80.08 sq m

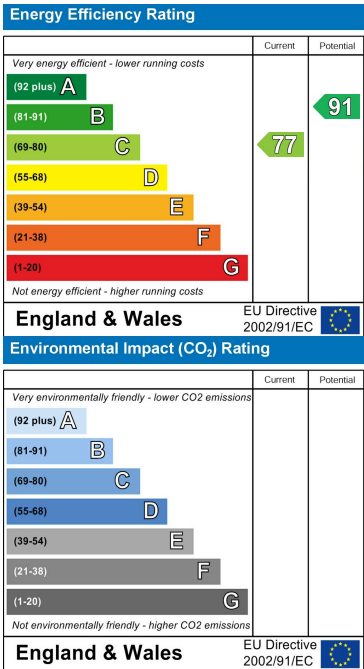


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter