



Kingston Road
Earlsdon, Coventry

P JohnPayne
ESTATE AGENTS

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Earlsdon, Coventry, CV5 6LP

**** COMPETITIVE PRICE ** NO CHAIN ** CALL TODAY TO VIEW **** A traditional 'two up, two down' mid-terraced property enjoying a pleasant side road location, a stones throw from the delightful open spaces of Hearsall Common. Recently redecorated and re-carpeted, the property has a brand new kitchen and bathroom and therefore should prove perfect for either a first time buyer or an investor. Comprising of two reception rooms, new kitchen and ground floor bathroom together with two double bedrooms. Earlsdon is a hugely popular suburb of the city, featuring a vibrant High Street highlighting a selection of popular independent shops, cafes and wine bars creating a unique 'village' atmosphere. The position is also ideal for access to town.



Approach

A double glazed front entrance door opens into:

Lounge

11'2" x 11'2" into chimney breast (3.40m x 3.40m into chimney breast)

With double glazed window, hot water radiator and covered ceiling.

Inner Hall

With stairs leading to the first floor.

Rear Sitting Room

11'11" x 11'2" into chimney breast (3.63m x 3.40m into chimney breast)

With storage drawers and shelving to chimney breast recess, understairs storage and meter cupboard, double glazed window and hot water radiator.

Kitchen

9' x 6'4" (2.74m x 1.93m)

Comprising a range of new fitted units including sink unit, built-in oven, hob and hood over, double glazed side window, wood effect flooring, part tiled walls and wall mounted 'Vaillant' gas boiler

Rear Lobby

6'9" x 2'7" (2.06m x 0.79m)

With double glazed personal side exit door.

Bathroom

6' x 5'5" (1.83m x 1.65m)

Comprising; bath with shower and shower screen, basin, WC, hot water radiator and double glazed window, tiled floor and tiled walls.

First Floor Landing

Bedroom One (Front)

11'2" x 11'2" into chimney breast (3.40m x 3.40m into chimney breast)

With double glazed window, hot water radiator and built-in wardrobe cupboard.

Bedroom Two (Rear)

11'11" x 11'2" into chimney breast (3.63m x 3.40m into chimney breast)

With double glazed window, hot water radiator and built-in wardrobe cupboard.

Outside

There are manageable gardens to both front and rear.

Location

Earlsdon is widely regarded as the most desirable residential area in Coventry. At its heart, the vibrant High Street hosts a selection of popular independent shops, cafés, and wine bars, creating a unique village atmosphere.

A short walk from Earlsdon High Street is an abundance of green space, including Hearsall Golf Club, Spencer Park and the beautiful War Memorial Park, home in summer to a range of events.

Earlsdon has excellent primary schools, the nationally respected King Henry VIII Grammar School and is within the catchment area for Finham Park Secondary School. It is close to Coventry railway station and the busy city centre and is well served by bus routes to both the prestigious Warwick University and Coventry University. Other local amenities include Earlsdon Library, the Criterion Theatre, and Beechwood Lawn Tennis Club, as well as multiple churches and social clubs.

Council Tax

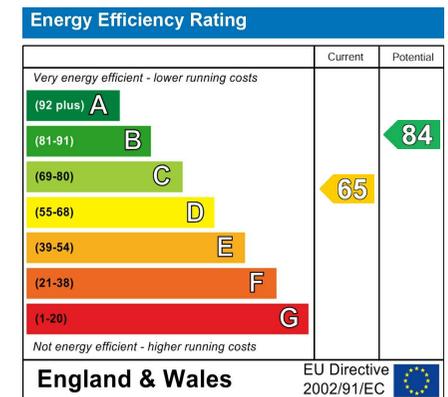
Band A



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