



**Lord Lytton Avenue, Coventry, CV2 5JT**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This beautifully presented two bedroom end terrace property is situated in the popular Stoke location and is just a 5 minute drive to the University Hospital. The home has been well maintained and would be a perfect starter home or downsize.

In brief, the accommodation comprises an entrance hall with doors into the cosy lounge and through to the spacious kitchen/diner. Upstairs there is a shower room and two double bedrooms, with the main having full fitted wardrobes and two windows letting in lots of natural light from the front.

Externally the property benefits from a new roof, off street parking to the front, and a generous enclosed rear garden with a storage outbuilding to the back.

Further benefits include: Gas central heating and double glazing.







## Key Features

- End Of Terrace
- Driveway Parking
- Spacious Kitchen/Diner
- Cosy Front Lounge
- Two Double Bedrooms
- Shower Room
- Beautifully Presented
- Well Maintained
- New Roof
- Generous Enclosed Rear Garden

**£220,000**

EPC Rating - D

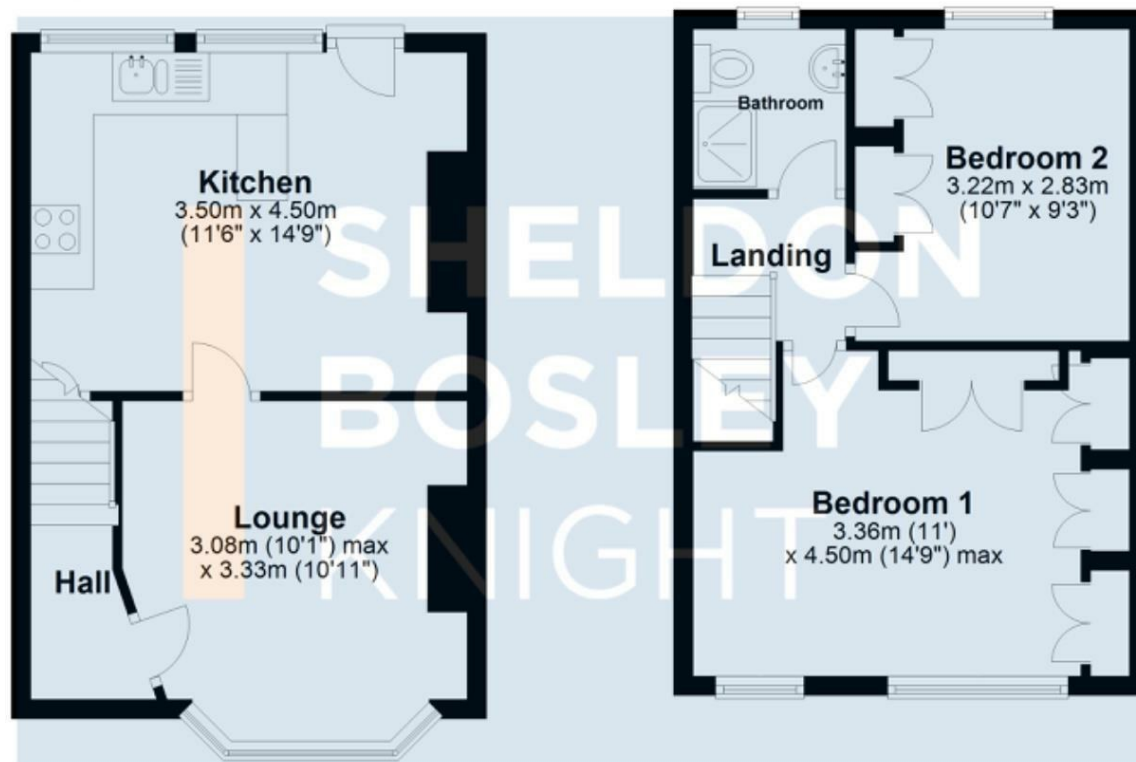
Tenure - Freehold

Council Tax Band - B

Local Authority -  
Coventry City Council

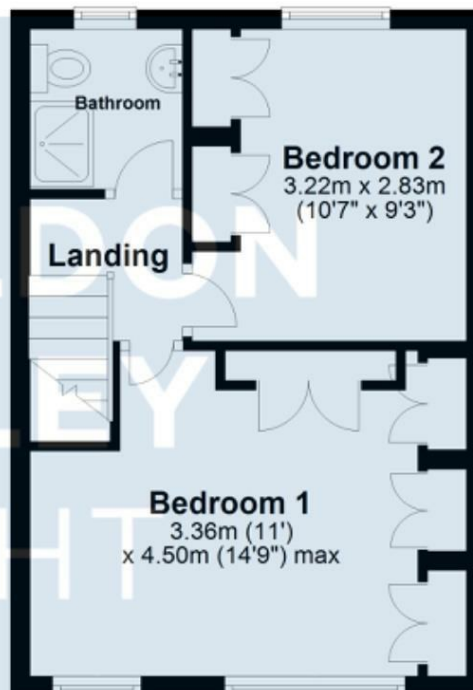
### Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



### First Floor

Approx. 30.1 sq. metres (323.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

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