



MODBURY CLOSE COVENTRY

£179,995
LEASEHOLD

This well presented two bedroom, first floor maisonette is located on a quiet cul-de-sac in the popular area of Styvechale. The property offers easy commuting into Rugby, Leamington Spa and Coventry with easy access to the A45, A46 and M6, with local rail links into London and Birmingham.

MODBURY CLOSE

- Well presented first floor maisonette
- UPVC double glazing throughout
- Gas central heating
- Two bedrooms
- Modern bathroom with shower
- Garage
- Quiet cul-de-sac



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Upon entering the property, you are welcomed into the entrance stairway, that leads up to the hallway and the main living rooms within the home.

The lounge is located to the rear of the property and is of a generous size and is complete with a window that overlooks the open woodland to the rear and leads through to the kitchen. This attractive space has a genuinely homely feel and offers the perfect spot for relaxing of an evening.

To the front of the property, you will find the kitchen area. The kitchen is fitted with a range of wall and base units on two sides, complete with freestanding oven, washing machine and space for a freestanding fridge/freezer. This lovely room is flooded with natural light and will provide a bright and airy space for its next owners.

The accommodation comprises of the main bedroom and one further double bedroom.

The main, double bedroom is located at the front of the

property and is generously sized with a built in storage cupboard and space for a freestanding wardrobe.

Bedroom two is another generously sized double room to the rear of the property.

The bathroom is of a good size and is partially tiled and fitted with a modern suite inclusive of a shower over the bath, w/c and hand basin.

Leading outside, this lovely home is blessed with a front garden, laid mainly to lawn which leads to the communal grassed area at the front of the property.

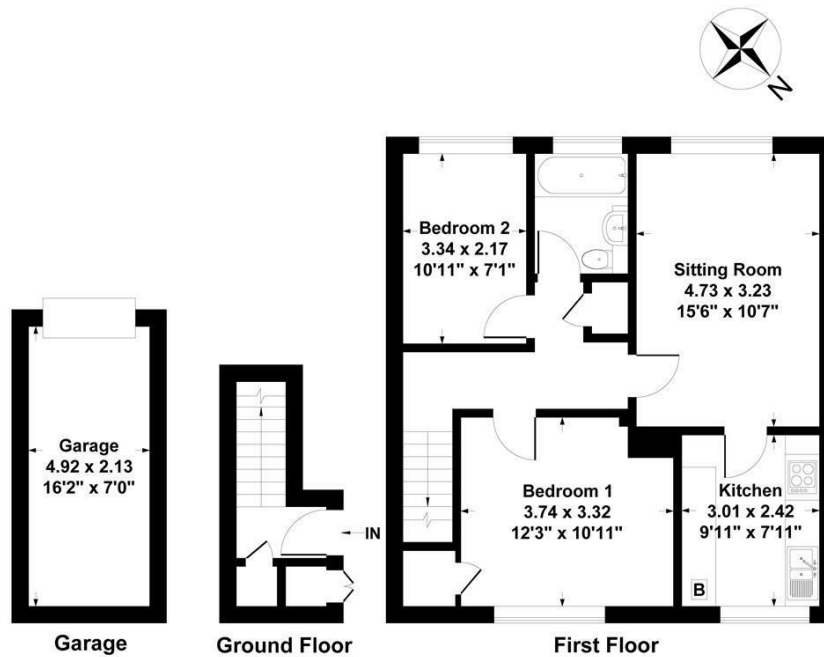
This home further benefits from gas central heating, double glazing throughout and a garage in the nearby block.

Tenure: Leasehold (130 years remaining)
Local Authority: Coventry City Council
Council Tax Band: B
EPC: C



MODBURY CLOSE





Ground Floor Approx Area = 4.68 sq m / 50 sq ft
First Floor Approx Area = 58.34 sq m / 628 sq ft
Garage Approx Area = 10.48 sq m / 113 sq ft
Total Area = 73.50 sq m / 791 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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