



yourdreampad



78 Oxford Street Stoke, Coventry, CV1 5EH

**** REDUCED ** MUST BE VIEWED **** A fully modernised and tastefully redecorated traditional mid-terraced property located just outside the city ring road, within easy walking distance of town. Ideally suited to a young couple or possibly as an excellent investment opportunity, the property is not immediately overlooked to either the front or rear, with the huge benefit of essential off-road parking together with both gas heating and double glazing. Briefly comprising of a front lounge and a stunning original fireplace, good sized rear sitting room, kitchen and delightful shower room. There are two double bedrooms to the first floor, both with wardrobes. The rear garden creates a delightful setting, enjoying the sun all afternoon. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Oxford Street is a quiet side road leading from Sky Blue Way, overlooking a primary school. The location has been popular with house buyers for many years due to the close proximity to the city centre together with a selection of daily amenities including shops and regular bus services particularly those found in Ball Hill or Far Gosford Street. The local area is well served by a number of main roads such as the Binley Road and the A444, enabling easy access to areas, to the north and east of the city.

£175,000

78 Oxford Street

Stoke, Coventry, CV1 5EH



- REDUCED FROM £179,950
- SUPERIOR TURN OF THE CENTURY PROPERTY
- ON THE EDGE OF THE CITY CENTRE
- OF INTEREST TO FTB'S AND INVESTORS
- TWO LARGE DOUBLE SIZED BEDROOMS
- MANY ATTRACTIVE FEATURES, VIEWING ESSENTIAL
- EXCEPTIONAL STANDARD OF PRESENTATION
- REAR CAR ACCESS, VEHICULAR HARDSTANDING

ON THE GROUND FLOOR

Front Lounge

11'8 x 10'7 into chimney breast

Rear Sitting Room

13'12 x 10'7 into chimney breast

Excellent Kitchen

13'8 max 10'8 min x 5'9

Well Fitted Shower Room

5'8 x 5'4

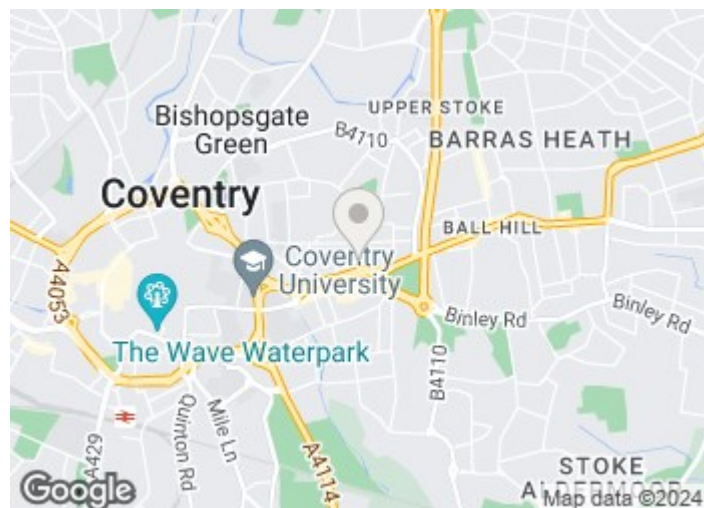
ON THE FIRST FLOOR

Bedroom No.1

11'2 x 10'7 into chimney breast

Bedroom No.2

13'12 x 10'7 into chimney breast



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2023

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	