



Oak Close Coventry CV8 3LE

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT







# Key Features

- One Bedroom Terraced House
  - Conservatory
  - Generous Lounge
  - Modern Kitchen & Bathroom
- Double Glazed and Electric heating
  - Call now to arrange a viewing
- Leasehold with 74 years remaining
  - EPC -

**£190,000**







## The Property

We are pleased to welcome to the market this well presented one bedroom terraced property ideal for a first time buyer or investor, the property is positioned in the popular village of Baginton which offers fantastic amenities including a village hall, a village store, eateries and public houses. The property is conveniently located for easy access to motorway links, Coventry Train station, Coventry city Centre is approximately 3 miles away and Leamington Spa is around 7 miles away.

The property briefly comprises of a entrance porch that leads you into a good size lounge, kitchen and recently re-roofed conservatory making it a useable room all year round. The modern fitted kitchen is equipped with integrated oven, an induction hob and provides the space for a fridge/freezer. On the first floor you will find a very generously sized double bedroom and a bathroom room.

Outside there is allocated parking and the rear garden is fully enclosed with a artificial lawn, a patio area ideal for entertaining and garden shed with power and lighting.

Call us now to arrange your viewing.



### Entrance Hall

Approached at the front via pathway to front entrance door opening into a entrance hallway then having an archway through to:

### Lounge

12'3 max x 11'11

Having double glazed window to the front, electric storage heater, stairs rising to the first floor landing, and a door through to:

### Kitchen

11'11" x 5'7"

Fitted with modern wall and base mounted units with roll top work surfaces over having inset stainless steel sink and drainer unit, electric hob with cooker hood over, electric oven, space for fridge, space and plumbing for washing machine, tiled flooring, double glazed window to the rear elevation and a door off to:

### Conservatory

8'6" x 7'6"

Having a recently insulated roof, wall light, double glazed windows to the side and rear elevations and French doors giving access to the rear garden.

### Bedroom One

11'4" x 8'8" min 11'4 in recess

Double glazed window to the front elevation and electric storage heater.

### Bathroom

6'3" x 5'8

Being fitted with a white suite comprising of bath having electric shower over, wash basin, low level W/C, fully tiled walls, electric chrome heated towel rail, tiled flooring and double glazed window to the rear elevation.

### Outside







To The front of the property there is a pathway leading to the front door and front artificial lawn. To the rear is enclosed garden consisting of patio and artificial lawn with borders and garden shed.

There is off road allocated parking for one vehicle at the front.

















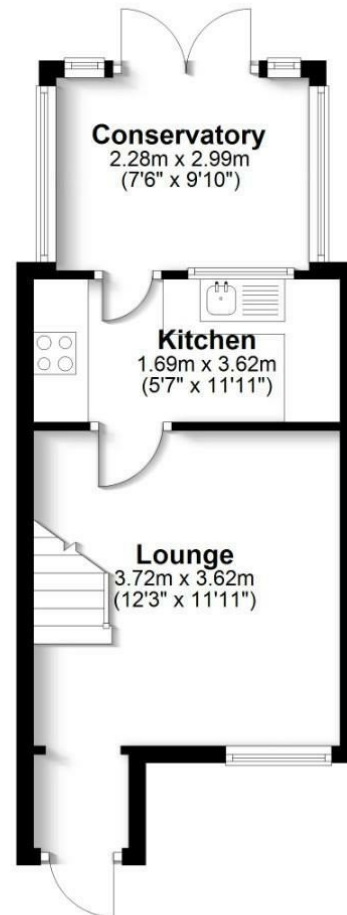




# Floorplan

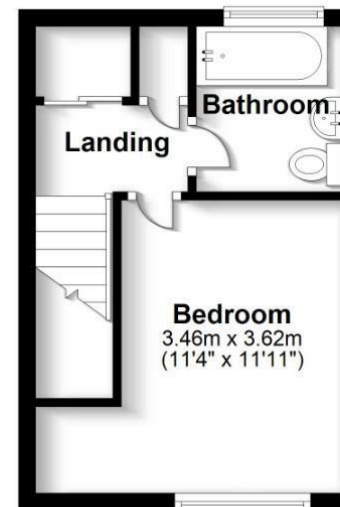
## Ground Floor

Approx. 28.4 sq. metres (306.0 sq. feet)



## First Floor

Approx. 20.0 sq. metres (215.8 sq. feet)



Total area: approx. 48.5 sq. metres (521.8 sq. feet)



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