



23 Lymore Croft, Coventry CV2 2PS £210,000

Nestled in the charming area of Lymore Croft, Coventry, this delightful end town house presents an excellent opportunity for first-time buyers or those seeking a cosy residence. Spanning 649 square feet, the property boasts a well-designed layout that includes a welcoming lounge/diner, kitchen, two comfortable bedrooms, and a modern bathroom, making it both practical and inviting.

Constructed in 1983, this home has been maintained to a high standard, ensuring a clean and tidy environment for its new occupants. The end terrace design offers added privacy and a sense of space, making it an appealing choice for those who value comfort and tranquillity.

One of the standout features of this property is its fantastic location. Situated close to University Hospital Coventry, it is ideal for healthcare professionals or students seeking convenient access to the hospital and surrounding amenities. The neighbourhood is well-connected, providing easy access to local shops, parks, and public transport links, ensuring that everything you need is within reach.

This property is not just a house; it is a perfect first home, offering a blend of comfort, convenience, and community. Whether you are looking to settle down or invest in a promising opportunity, this end town house in Lymore Croft is certainly worth considering. Don't miss the chance to make this lovely property your own.



Storm Porch Entrance

Hall

Having Upvc entrance door, wood effect laminate flooring, stairs to the first floor landing and doors off which lead:

Kitchen

6'10" x 7'0" (2.08m x 2.13m)

Having stainless steel single grainer sink unit set in a wood effect rolled top worksurface, fitted units below, space and plumbing for domestic appliance, adjacent matching worksurface with flush fitted stainless steel four ring gas hob with stainless steel extractor hood above, built in oven/grill. Further matching wood effect rolled top worksurface with a range of fitted units above and below, adjacent space for domestic appliance. Tiled splash backs, pwer points, ceramic tiled floor and Upvc double glazed box window.

Lounge/Diner

13'7" x 13'2" (4.14m x 4.02m)

Having feature fireplace with marble hearth and inset living flame gas fire, central heating radiator, cloaks cupboard, power points, wood effect laminate flooring, Upvc double glazed flush window and Upvc double glazed door to the rear timber decking.

Landing

Stairs to the first floor landing having airing cupboard, loft access, Upvc double glazed flush window and doors off which lead:

Bedroom 1

10'1" x 9'10" (3.07m x 3.00m)

Having recessed wardrobe, power points, central heating radiator and Upvc double glazed flush window.

Bedroom 2

7'9" x 8'4" (2.36m x 2.55m)

Having recessed wardrobe, power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden.

Tiled Bathroom

Being fully tiled and having a white suite comprising of a panelled bath with fitted shower unit above, pedestal wash hand basin and low level WC. Ceramic tiled floor, centrally heated towel rail, extractor fan and Upvc double glazed frosted flush window.

Outside

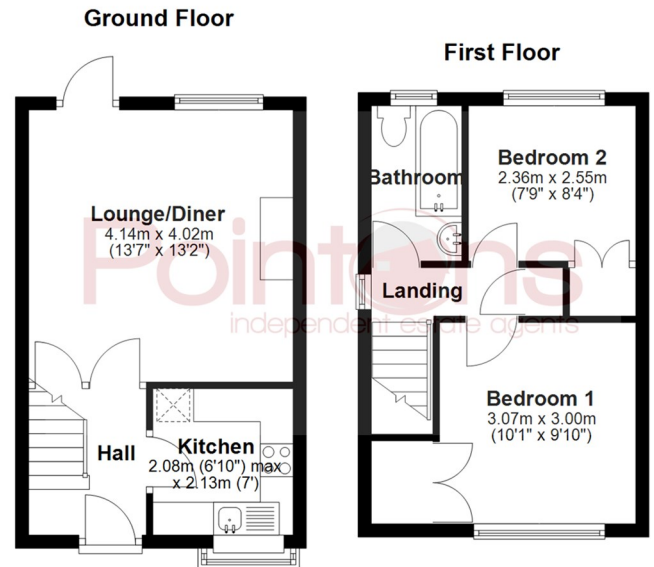
The property has the benefit of gardens to the front and rear. To the front is parking for two vehicles, path leading to the entrance with lawns to either side and gated entrance to the side with access to the rear garden. The rear, being easy to maintain briefly comprises of decked seating area with timber pergola, artificial lawn, raised patio, timber shed and boundary fencing

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to CCC, EPC rating TBC

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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