



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

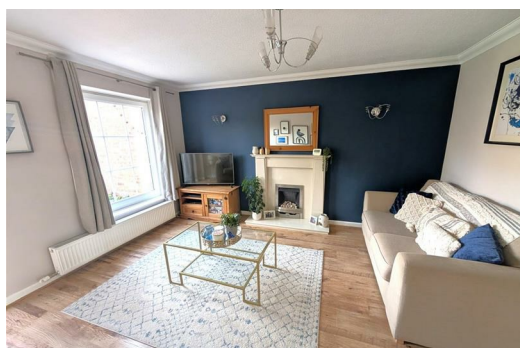
Welcome to this charming terraced house located in the desirable area of Lymore Croft, Coventry. This delightful property, built in 1983, offers a perfect opportunity for first-time buyers seeking a comfortable and modern living space. Spanning approximately 635 square feet, the house features two well-proportioned bedrooms, making it ideal for small families or professionals.

You will find a welcoming lounge/diner that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The property also boasts a well-maintained bathroom, ensuring convenience for daily living.

One of the highlights of this home are the gardens at both the front and rear, offering a tranquil outdoor space for gardening, leisure, or simply enjoying the fresh air. Additionally, there is parking available for one vehicle, adding to the practicality of this charming residence.

Situated in a great location, this property is conveniently close to University Hospital Coventry, making it an excellent choice for healthcare professionals or students. The surrounding area offers a variety of local amenities, ensuring that all your daily needs are within easy reach.

This terraced house presents an excellent opportunity for those looking to enter the property market. With its modern features, outdoor space, and prime location, it is a must-see for anyone seeking a delightful first home.



Storm Porch Entrance

Hall

Having Upvc double glazed entrance, wood effect laminate flooring, stairs to first floor landing, open plan to:

Kitchen

6'10" x 10'4" (2.08m x 3.15m)

Having a stainless steel single drainer sink unit set in a granite effect work surface with fitted units below, space and plumbing for domestic appliance, adjacent matching work surface with flush fitted stainless steel gas hob and stainless steel extractor hood above, built in oven/grill. Further matching granite effect work surface with a range of fitted units above and below. Tiled splash back to work surfaces, power points, wood effect laminate flooring and Upvc double glazed box window.

Lounge/Diner

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

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

Landing

Stairs to the first floor landing having airing cupboard and loft access, doors off which lead:

Bedroom 1

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

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

Bathroom

Being half tiled and having a white suite comprising of a corner bath with fitted shower above, wash hand basin set in a vanity unit and low level WC. Centrally heated towel rail and Upvc double glazed frosted flush window.

Outside

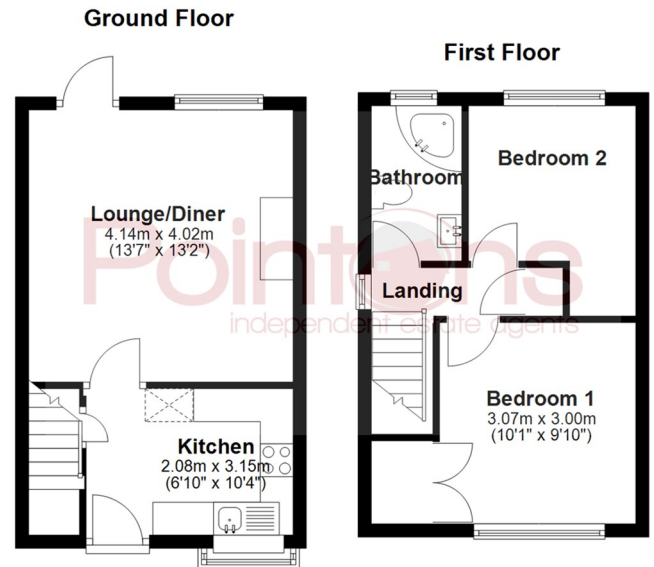
The property has the benefit of gardens to the front and rear. To the front is allocated parking for one vehicle and path to entrance with side lawn. The rear garden briefly comprises of a paved patio, lawn, planted border, boundary entrance and rear trades entrance.

Tenure

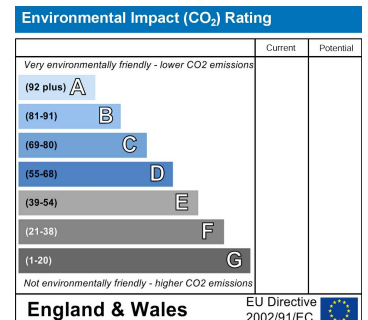
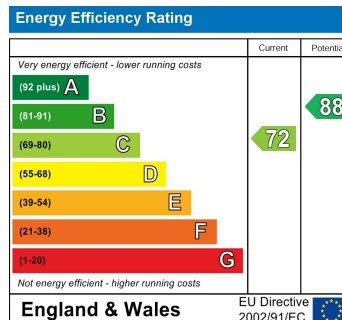
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to CCC, EPC rating TBC

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.



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