## **Road Map**



### **Hybrid Map**



## Terrain Map



#### Floor Plan

#### **205 LENTONS LANE**

Approximate Gross Internal Area 1112 sq ft / 103.30 sq m



GROUND FLOOR GROSS INTERNAL FLOOR AREA 636 SQ FT

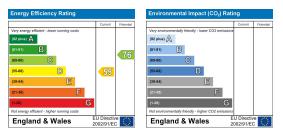
FIRST FLOOR GROSS INTERNAL FLOOR AREA 476 SQ FT

Although every attempt has been made to ensure accuracy, are approximate and no responsibility is taken for any error, omission, or mid-statement rillustrative purposes only and not to scale. Measured in accordance to RICS standards

#### Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

#### **CONTACT INFORMATION**

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# **MATTHEW JAMES Property Services**



## 205 Lentons Lane

Aldermans Green, Coventry CV2 1NZ

£325,000













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Views



Approach

**Ground Floor:** 

**Entrance Porch** 

**Living Room** 20'7 x 10'10

**Dining Room** 

12'3 x 12'0

**Extended Breakfast Kitchen** 

19'9 x 7'9

**Utility Room** 

6'1 x 5'7

Cloakroom

6'10 x 2'10

First Floor:

Landing

**Bedroom One** 

11'11 × 9'7

Bedroom Two

11'0 x 10'9

**Bedroom Three** 

10'10 x 9'7

Family Bathroom

8'6 x 6'0

Garden

Garage









