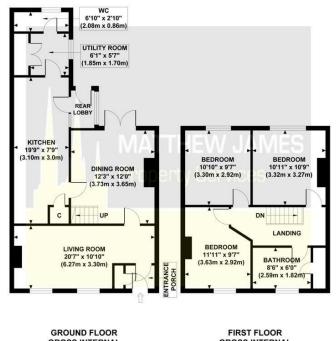


**Floor Plan** 

**205 LENTONS LANE** Approximate Gross Internal Area 1112 sq ft / 103.30 sq m



GROSS INTERNAL FLOOR AREA 636 SQ FT 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 r illustrative purposes only and not to scale. Measured in accordance to RICS standards

## Viewing

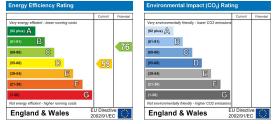
Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

CONTACT INFORMATION

**C** 02477 170170

**9** 24a Warwick Row, Coventry CV1 1EY

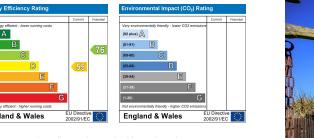
# **Energy Efficiency Graph**



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.

✓ info@matthewiames.uk.com

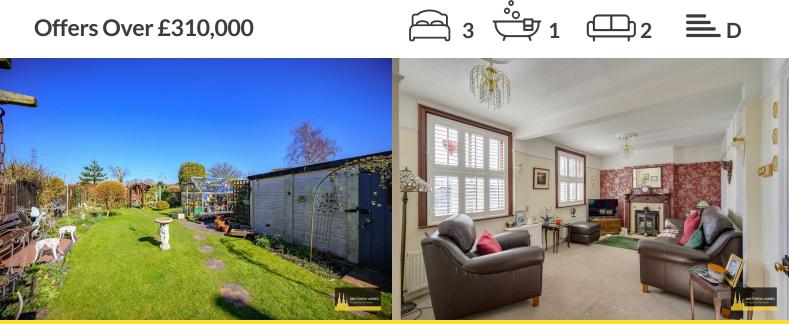
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# **205 Lentons Lane**



# MATTHEW JAMES **Property Services**



Aldermans Green, Coventry CV2 1NZ



# 205 Lentons Lane

Aldermans Green, Coventry CV2 1NZ

# Offers Over £310,000



Approach

Views

# **Ground Floor:**

**Entrance Porch** 

**Living Room** 20'7 × 10'10

**Dining Room** 12'3 x 12'0

**Extended Breakfast Kitchen**  $19'9 \times 7'9$ 

**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



