



## **52 Triumph Close, Coventry, CV2 5AR**

### **Offers Over £99,000**

TWO DOUBLE BEDROOMS... GROUND FLOOR... CLOSE TO COVENTRY UNIVERSITY HOSPITAL... OPEN PLAN KITCHEN DINING ROOM... SHOWER ROOM... GARAGE EN-BLOC... CLOSE TO ALL AMENITIES... PERFECT INVESTMENT OR IDEAL FOR THE FIRST TIME BUYER... GAS CENTRAL HEATING... LONG LEASE... CAN BE BOUGHT TENANTED OR VACANT. Located in the heart of Wyken, this lovely, larger than average ground-floor maisonette offers the perfect blend of comfort and convenience. Featuring two generous double bedrooms, an open-plan lounge dining and kitchen area and a shower room, this home is ideal for first-time buyers or the savvy investor. Enjoy the ease of communal parking, or use the garage en-bloc. Also having proximity to the Coventry University Hospital, shops, schools and transport links. Whether you're looking for a cosy home or a lucrative investment, this property really does tick all the boxes. Having a long lease and currently tenanted at £900pcm but can be bought tenanted or vacant. Sound good and want to view? Call us now to book your viewing.

### **Entrance Hallway**

Having doors leading off to:

### **Lounge**

**14'10 x 10'8 (4.52m x 3.25m)**

Having a PVCu double glazed window to the side elevation and access through to the:

### **Kitchen Dining Room**

**16'6 x 8'10 (5.03m x 2.69m)**

Having two PVCu double glazed windows to the rear elevation, a range of wall, base and drawer units with roll top work surface over, space for a cooker, space and plumbing for a washing machine

### **Shower Room**

**8'10 x 6'9 (2.69m x 2.06m)**

Having a PVCu double obscure glazed window to the side elevation, walk-in shower enclosure, low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

### **Bedroom One**

**14'7 x 8'11 (4.45m x 2.72m)**

Having PVCU double glazed windows to two elevations, and two built-in wardrobes.

### **Bedroom Two**

**11'9 x 8'9 (3.58m x 2.67m)**

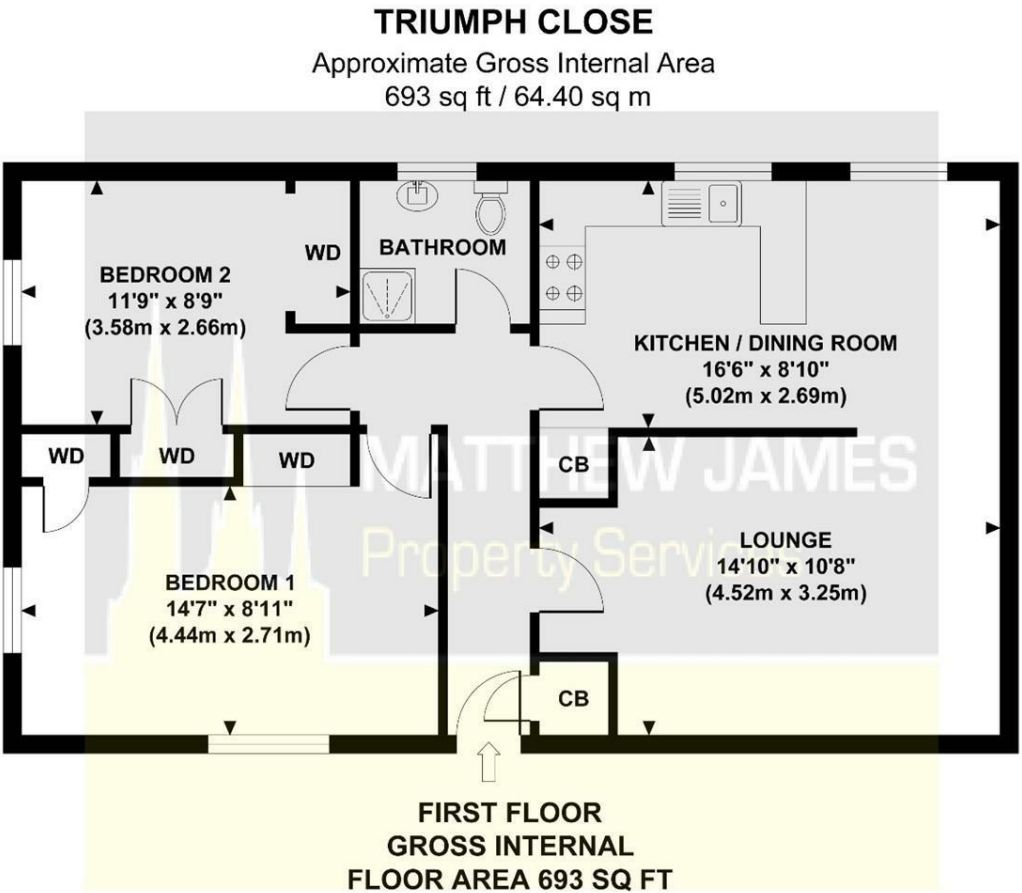
Having PVCU double glazed windows to the front elevation and two built-in wardrobes.

### **Garage**

(Not Measured) Having up and over door and being en-bloc.

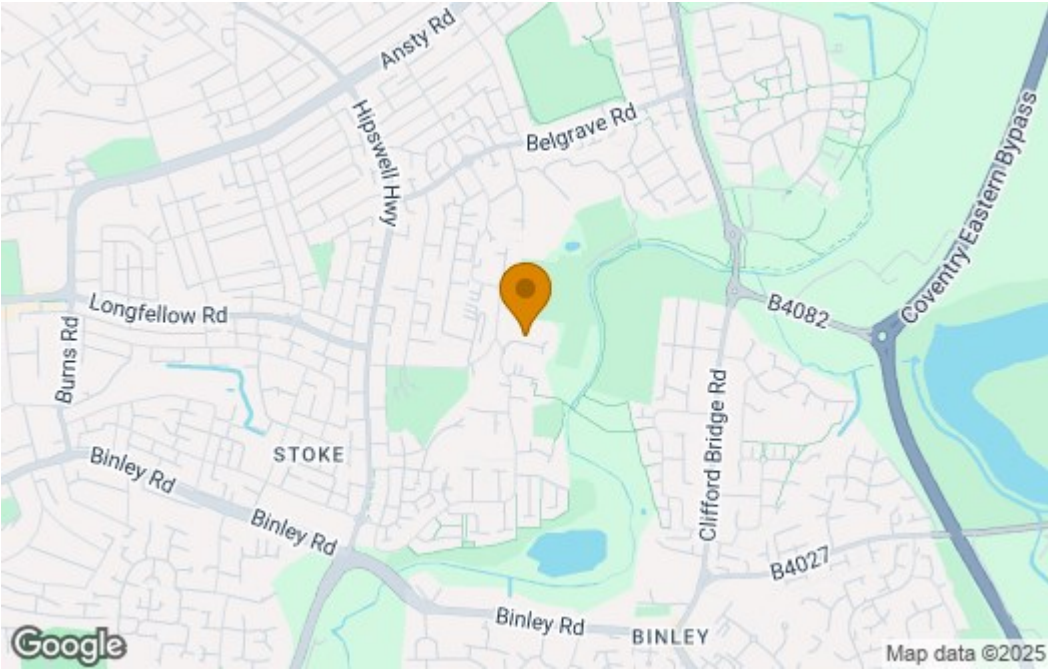


Floor Plan

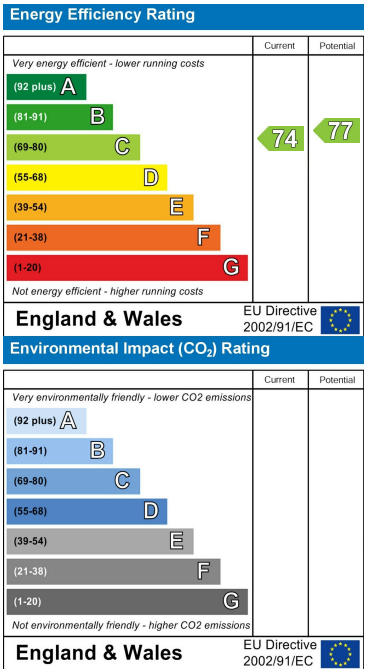


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



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

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