



MATTHEW JAMES

Property Services



64 Beckbury Road, Coventry, CV2 2DY

Offers Over £110,000

CLOSE TO COVENTRY UNIVERSITY HOSPITAL... TWO DOUBLE BEDROOMS... GROUND FLOOR... LONG LEASE... PERFECT FOR INVESTMENT... TENANTED BUT CAN BE BOUGHT VACANT... LOUNGE DINING ROOM... KITCHEN DINER... CLOSE TO MOTORWAY LINKS... Located within walking distance to the University Hospital in a sought-after location, this ground-floor maisonette is an excellent opportunity for first-time buyers or those looking to add to their property portfolio. Boasting two generous double bedrooms, a bright and airy kitchen-dining room, ideal for family meals or entertaining your guests. The family bathroom is well-appointed with a shower over bath and with PVCu double glazing and gas central heating, this property promises warmth and energy efficiency year-round. Situated near major motorway links and bus routes, commuting is effortless, whether traveling into Coventry City Centre or beyond. The home is currently tenanted, making it a fantastic investment opportunity, but can be bought vacant if preferred. Don't miss out on this fantastic home! Contact us today to arrange a viewing.

Front Approach



Stepping through the storm porch and through the front door into the:

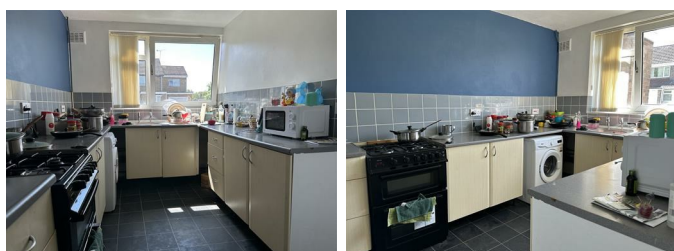
Lounge Dining Room



Having a PVCu double glazed window to the front elevation and doors leading off to:

Kitchen Dining Room

13'3 x 12'7 (4.04m x 3.84m)



Having a PVCu double glazed window to the first floor, a range of wall, base and drawer units with roll top worksurface over, space and plumbing for a gas cooker, space and plumbing for a washing machine, space for a small table and chairs, storage cupboard off and tiling to all splash prone areas.

Inner Hallway

Having doors leading off to:

Bedroom One

11'5 x 10'2 (3.48m x 3.10m)

Having a PVCu double glazed window to the rear elevation.

Bedroom Two

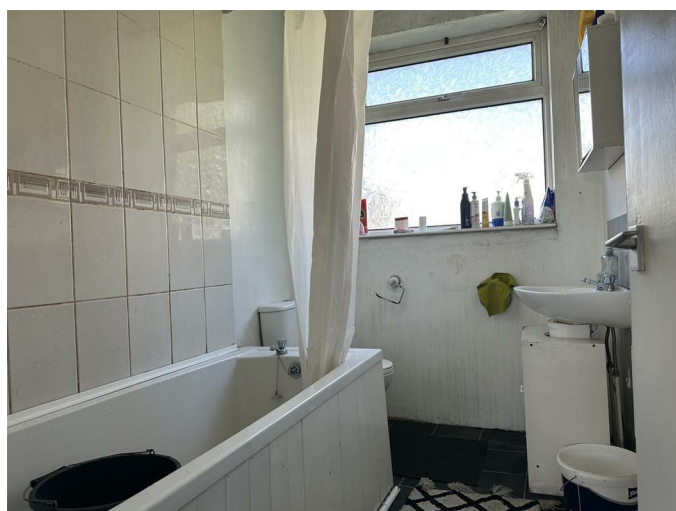
11'2 x 7'10 (3.40m x 2.39m)



Having a PVCu double glazed window to the rear elevation and cupboard off.

Family Bathroom

8'2 x 5'5 (2.49m x 1.65m)



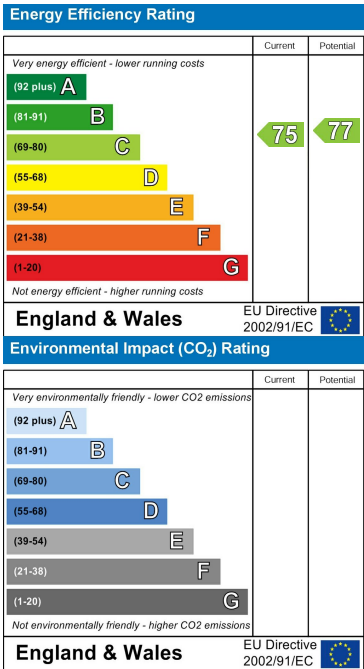
Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower over, low level flush WC, wash hand basin and tiling to all splash prone areas.

Floor Plan

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

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY
02477 170170

info@matthewjames.uk.com
www.matthewjames.uk.com

Facebook
Twitter