

Road Map



Hybrid Map



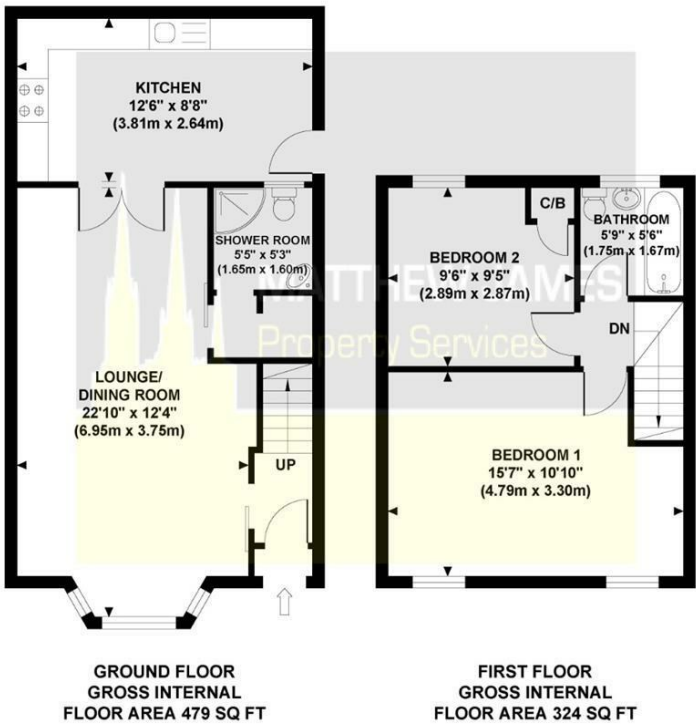
Terrain Map



MATTHEW JAMES
Property Services

Floor Plan

YELVERTON ROAD
Approximate Gross Internal Area
803 sq ft / 74.6 sq m

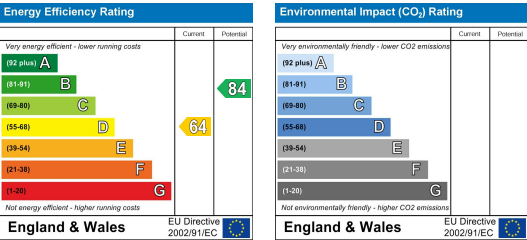


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

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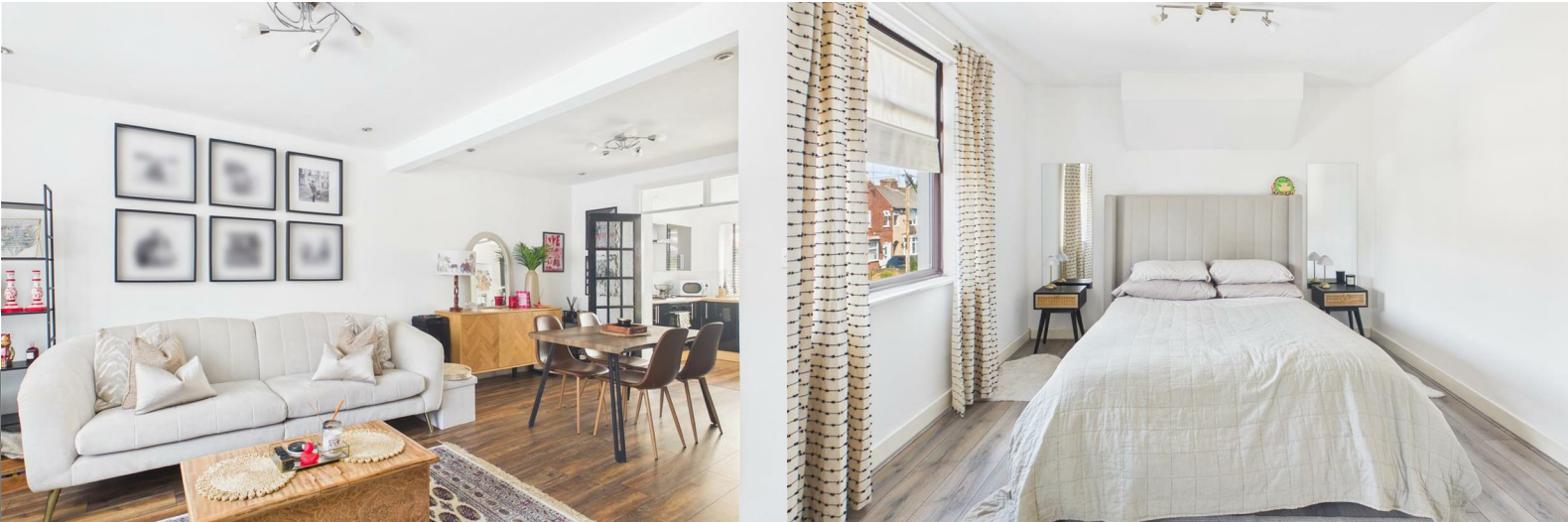
Twitter



99 Yelverton Road

Radford, Coventry CV6 4AG

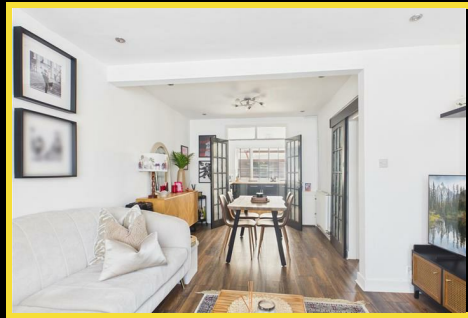
Offers Around £200,000



99 Yelverton Road

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Front Approach / Hard Standing

Having a hardstanding with part fenced border and step up leads to the:

Storm Porch

With PVCu double glazed feature door through which leads to the:

Entrance Hallway

Having stairs off to the first floor and sliding glazed door leads to the:

Lounge Dining Room

22'10 x 12'4

Having a PVCu double glazed bay window to the front elevation, French doors that lead to the kitchen and sliding door that leads to the:

Inner Lobby

Having under stairs storage and further door that leads to the:

Ground Floor Shower Room / WC

5'5 x 5'3

Having a PVCu double obscure glazed window to the rear elevation, walk-in corner shower enclosure, low level flush WC and corner wash hand basin

Extended Kitchen

12'6 x 8'8

Having a PVCu double glazed window to the rear elevation, PVCu double obscure glazed door that leads to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space for a fridge freezer, integrated oven with four ring gas hob and extractor over, space and plumbing for a washing machine and modern tiling to all splash prone areas.

First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

Bedroom One

15'7 x 10'10

Having two PVCu double glazed windows to the front elevation.

Bedroom Two

9'6 x 9'5

Having a PVCu double glazed window to the rear elevation and cupboard housing the combination central heating boiler.

Family Bathroom

5'9 x 5'6

Having a PVCu double obscure glazed window to the rear elevation, panel bath with shower attachment over, low level flush WC, pedestal wash hand basin and modern tiling to all four walls.

Rear Garden

Having a fenced perimeter, covered paved patio area, lawn and paved pathway leads to the:

Garage / Workshop

19' x 14

Being purpose built garage / workshop with PVCu double glazed window and door to the front elevation, electric up and over garage door, power, lighting and separate office with built-in desk and fed with Cat 5 internet cabling. Perfect for those that need to work from home. There is also vehicular access.

