

Road Map



Hybrid Map



Terrain Map

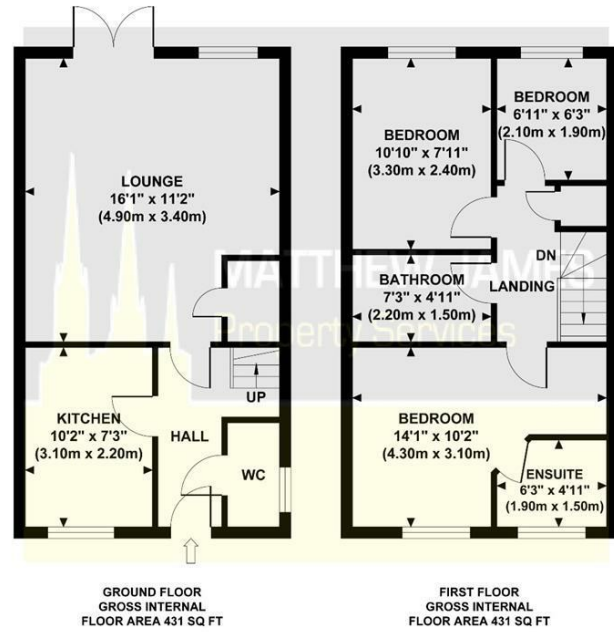


**MATTHEW JAMES**  
Property Services



Floor Plan

**193 HUMBER ROAD**  
Approximate Gross Internal Area  
862 sq ft / 80.08 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.

**193 Humber Road**

Stoke, Coventry CV3 1NZ

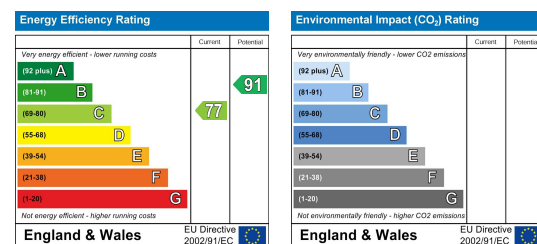
£250,000



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

CONTACT INFORMATION

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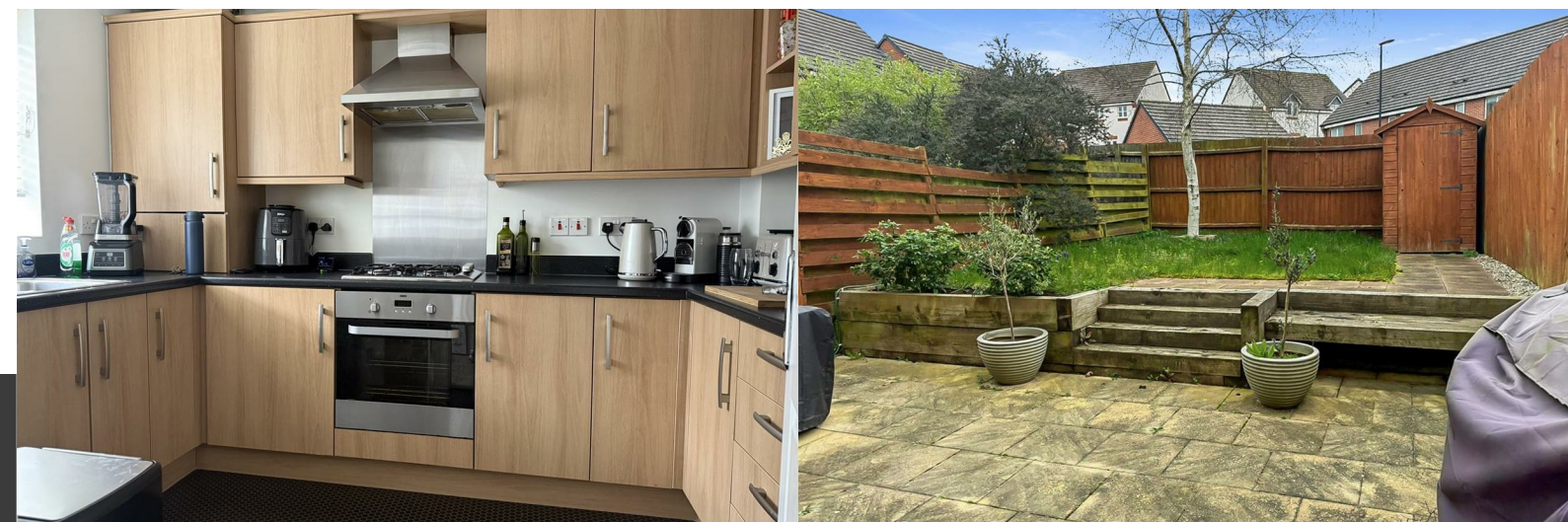
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# 193 Humber Road

Stoke, Coventry CV3 1NZ

£250,000



## Front Garden and Parking

Having two allocated spaces and small flower bed to the front. Through the front door leads to the:

## Entrance Hallway

Having stairs off to the first floor and doors leading off to:

## Ground Floor WC

(Not Measured) Having a PVCu double obscure glazed window to the front elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

## Kitchen

10'2 x 7'3

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, upstands, integrated oven with four ring gas hob and extractor over, space and plumbing for a washing machine and space for a fridge freezer.

## Lounge Dining Room

6'1 x 11'2

Having a PVCu double glazed window and PVCu French doors to the rear elevation and under stairs storage.

## First Floor Landing

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

## Master Bedroom

14'1 x 10'2

Having a PVCu double glazed window to the front elevation, mirrored wardrobes to the one wall and door leading to the:

## Master En-Suite

'3 x 4'11

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

## Bedroom Two

10'10 x 7'10

Having a PVCu double glazed window to the rear elevation.

## Bedroom Three

6'11 x 6'3

Having a PVCu double glazed window to the rear elevation.

## Family Bathroom

7'3 x 4'11

Having a panel bath with shower over, vanity style WC and wash hand basin, illuminated mirror and tiling to all splash prone areas.

## Rear Garden

Having a fenced perimeter, paved patio area, railway sleeper retainers, lawn and pedestrian gate to the side elevation.

