



**Connells**

Thimbler Road  
Coventry



## Property Description

This semi detached property is situated close to Warwick University making it an ideal investment opportunity. The accommodation briefly comprises ground floor w/c, lounge, dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

### Approach

Double glazed front door.

### Porch

Single glazed internal door to;

### Entrance Hall

Stairs to first floor, radiator.

### Lounge

Double glazed window to the front elevation and radiator.

### Dining Room

Double glazed window to the rear elevation and radiator.

### Fitted Kitchen

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door leading to the rear garden.

### Rear Lobby

Double glazed door to the side elevation and door to;

### W/C

Comprising toilet, wash hand basin and radiator.

### First Floor Landing

Double glazed window to the side elevation, loft hatch and doors to:

### Bedroom One

Double glazed window to the front elevation and radiator.

### Bedroom Two

Double glazed window to the rear elevation and radiator.

### Bedroom Three

Double glazed window to the front elevation, built-in cupboard and radiator.

### Fitted Bathroom

Tiled, comprising wash hand basin, toilet, heated towel rail and double glazed window to the rear elevation.

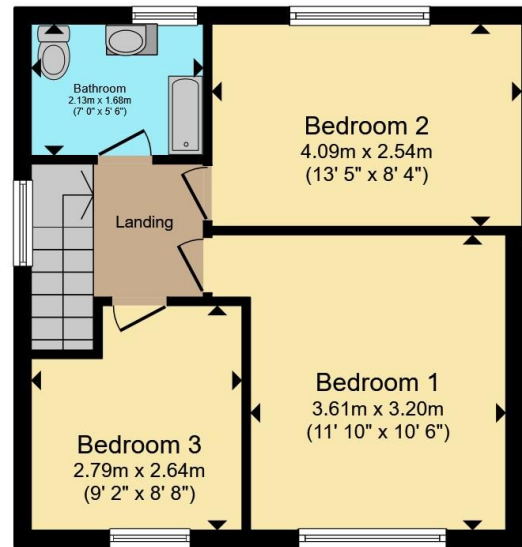
### Outside

### Rear Garden





**Ground Floor**



**First Floor**



Total floor area 84.1 m<sup>2</sup> (905 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: A

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Tenure: Freehold



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