



MATTHEW JAMES

Property Services



52 Middleborough Road, Coventry, CV1 4DE

£90,000

ONE DOUBLE BEDROOM... GROUND FLOOR... 125 YEAR YEAR LEASE UPON COMPLETION... CLOSE TO CITY CENTRE... PERFECT FOR THE FIRST TIME BUYER... IN NEED OF A LITTLE MODERNISATION... CLOSE TO NAULS MILL PARK. Located on Middleborough Road in Lower Coundon, this ground floor flat presents an excellent opportunity for first-time buyers or those looking to add to their property portfolio. With a generous 125-year lease upon completion, this property offers peace of mind and long-term security.

The flat features a well-proportioned reception room to the front, perfect for relaxing or entertaining guests. The double bedroom provides a comfortable retreat, while the bathroom is conveniently located to serve both residents and visitors. The property benefits from PVCu double glazing, ensuring warmth and energy efficiency throughout the year, complemented by a gas central heating system.

One of the standout features of this flat is its prime location. Situated close to Coventry City Centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making it an ideal choice for those who appreciate urban living. Additionally, the property is VACANT and comes with NO UPWARD CHAIN, allowing for a smooth and hassle-free purchase process.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this flat on Middleborough Road is not to be missed. Embrace the chance to own a delightful home in a vibrant area of Coventry. We have a key - give us a call to book your viewing!

Approach



Having walled and fenced perimeter with communal door leading to the:

Communal Hallway

Having front door leading into the

Living Room

15'8 x 11'6 (4.78m x 3.51m)



Having three PVCu double glazed windows to the front elevation, fireplace with hearth, mantle with surround and door leading to the:

Kitchen / Diner

15'1 x 10'5 (4.60m x 3.18m)



Having a PVCu double glazed window to the rear elevation, under stairs storage cupboard, space for a cooker, space and plumbing for a washing machine, extractor, under stairs storage cupboard and doorway leading to the:

Inner Hallway

Having steps down and PVCu double obscure glazed door to the rear garden area and doors leading off to:

WC

4'10 x 4'4 (1.47m x 1.32m)



Having a PVCu double obscure glazed window to the side elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Bathroom

7'3 x 4'5 (2.21m x 1.35m)



Having a PVCu double obscure glazed window to the side elevation, panel bath with electric shower over, pedestal wash hand basin and tiling to all splash prone areas.

Double Bedroom

21'9 x 7'8 (6.63m x 2.34m)



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

Rear Garden

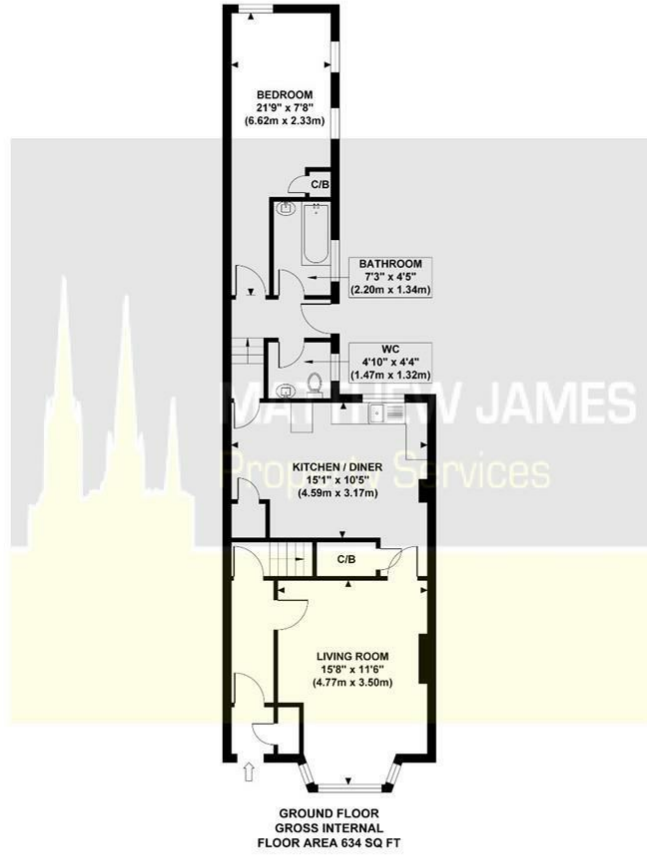


Having walled perimeter, decorative paving and pedestrian gate to the rear elevation.

Floor Plan

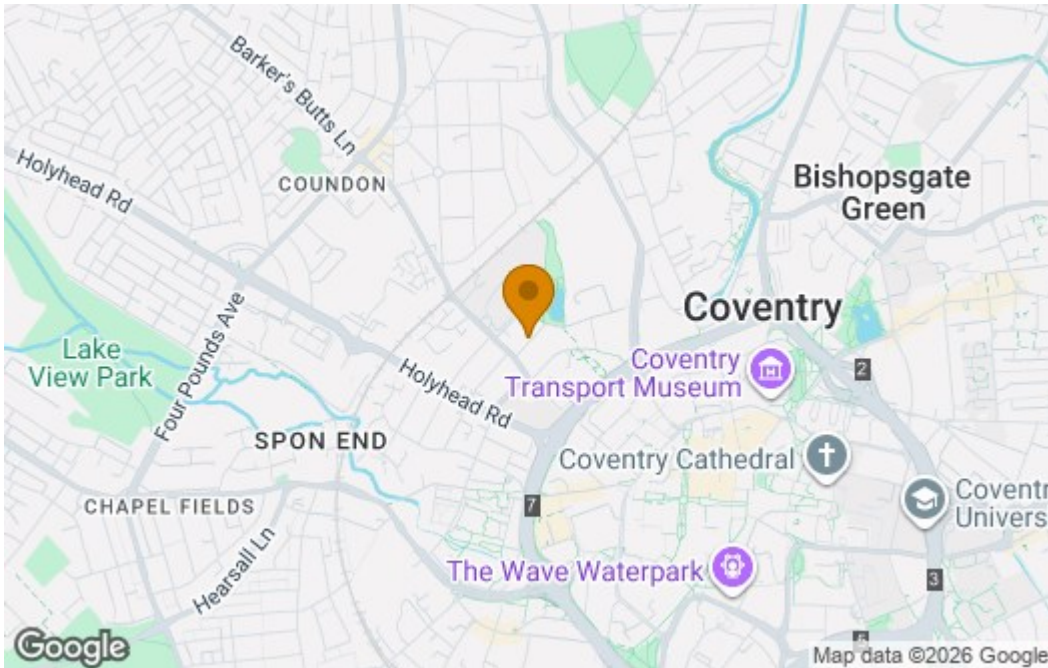
MIDDLEBOROUGH ROAD

Approximate Gross Internal Area
634 sq ft / 58.9 sq m

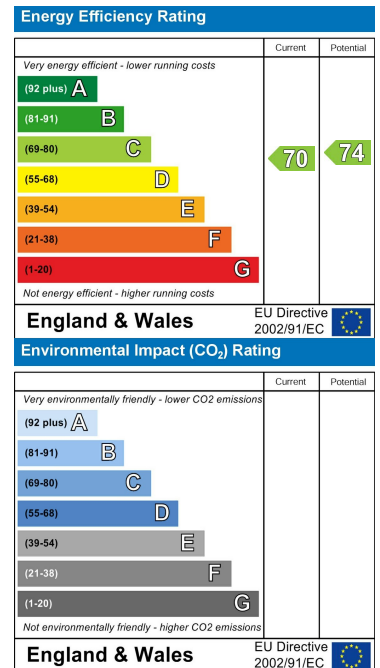


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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