

8 Lord Street, Coventry, CV5 8DA £180,000

BASED OVER THREE FLOORS... THREE BEDROOMS... SOUGHT AFTER LOCATION... PVCU DOUBLE GLAZING... GAS CENTRAL HEATING... IN NEED OF A LITTLE MODERNISATION... VACANT... NO UPWARD CHAIN. Located on Lord Street in Chapelfields, Coventry, this charming terraced house presents an excellent opportunity for both first-time buyers, seasoned investors or those looking for their next project. Spanning three floors, this property boasts a generous layout that includes a through lounge dining room, perfect for entertaining guests or enjoying family time, kitchen and additional utility room / home office.

The house also features three well-proportioned bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The bathroom, while functional, offers potential for modernisation, allowing you to add your personal touch and style.

Having front and rear gardens offering a delightful outdoor space for relaxation or gardening enthusiasts. The property is being sold with NO UPWARD CHAIN, ensuring a smooth and efficient purchasing process.

This larger-than-average home is ideally located in a vibrant community, making it a fantastic investment opportunity. With its proximity to local amenities, 'the Craven Street run', schools, and transport links, this property is sure to attract interest. Whether you are looking to make it your own or seeking a promising investment, this property on Lord Street is a must-see. Don't miss the chance to explore the potential this home has to offer.

Approach



Having walled and fenced perimeter with inset paving that leads to the front door and into the:

Entrance Hallway

Having stairs that lead up to the first floor and door that leads to the

Living Area

13'2 x 10'8 (4.01m x 3.25m)



Having a PVCu double glazed window to the front elevation and opening to the:

Dining Area

16'10 x 11'9 (5.13m x 3.58m)



Having a PVCu double glazed window to the rear elevation, under stairs storage cupboard and door leading to the:

Kitchen

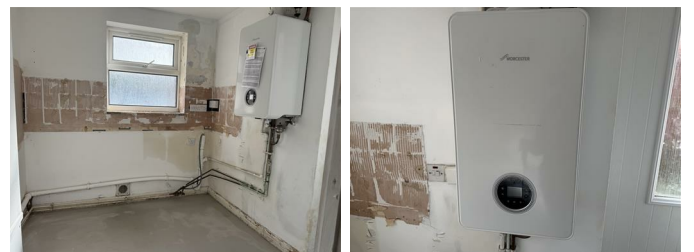
12'5 x 7'8 (3.78m x 2.34m)



Having a PVCu double glazed window to the side elevation, a range of newly installed kitchen units with roll top works surface over, space for white goods and door leading to the:

Utility / Study

7'3 x 6'9 (2.21m x 2.06m)



Having a PVCu double obscure glazed window to the rear elevation, door that leads to the rear garden area and wall mounted central heating boiler.

First Floor Landing

Stairs that lead off to the second floor, down to the inner rear hallway and doors leading off to:

Bedroom One

18'5 x 10'10 (5.61m x 3.30m)



Having two PVCu double glazed windows to the front elevation.

Bedroom Two

11'10 x 11'5 (3.61m x 3.48m)



Having two PVCu double glazed windows to the rear elevation.

Inner Hallway

Having a PVCu double obscure glazed window to the side elevation, cupboard off and doors leading off to the:

WC

5'6 x 3'3 (1.68m x 0.99m)



Having a low level WC and wash hand basin with tiling to splash prone areas.

Bathroom

8'2 x 6'9 (2.49m x 2.06m)



Having a PVCu double obscure glazed window to the side elevation, panel bath with Triton T80Si over, extractor and tiling to all splash prone areas.

Second Floor Landing

Having a door leading off to:

Bedroom Three

13'9 x 11'9 (4.19m x 3.58m)



Having a PVCu double glazed window to the rear elevation, built-in storage alcove and:

Eaves Storage

Having access hatch.

Rear Garden

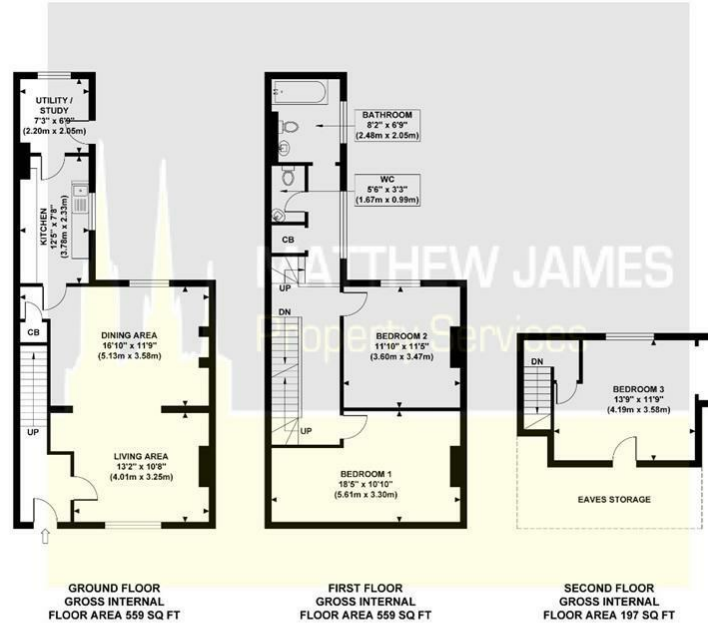


Having fenced perimeter with inset lawned area.

Floor Plan

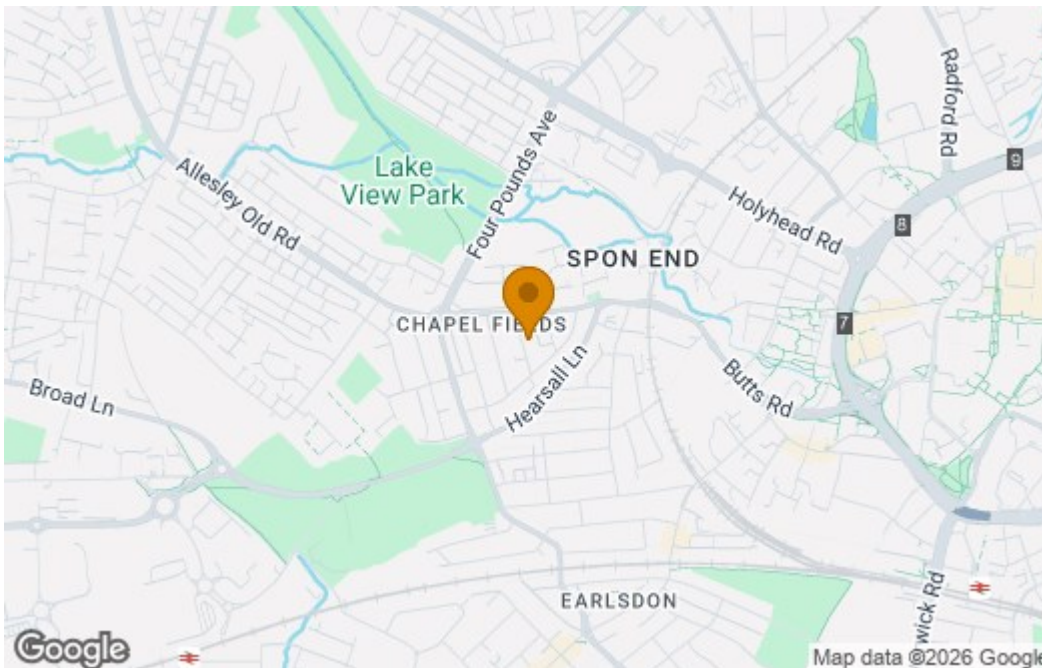
LORD STREET

Approximate Gross Internal Area
1315 sq ft / 122.1 sq m

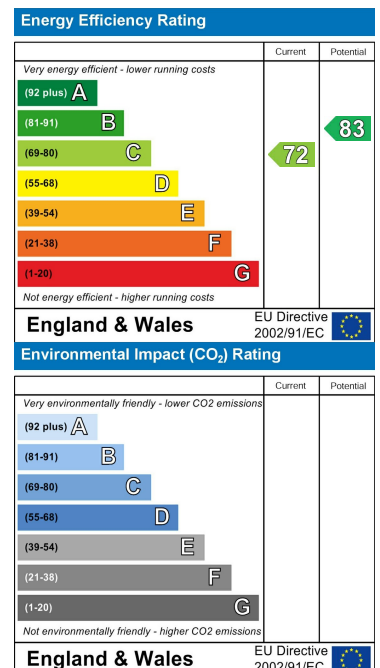


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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.

CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter