



MATTHEW JAMES

Property Services



28a Coundon Road, Coventry, CV1 4AW

Offers Over £125,000

TWO DOUBLE BEDROOMS BASED OVER TWO FLOORS (DUPLEX)... BEAUTIFUL THROUGHOUT... VACANT... NO UPWARD CHAIN... CLOSE TO COVENTRY CITY CENTRE... PERFECT FOR THE FIRST TIME BUYER OR INVESTMENT OPPORTUNITY... LONG LEASE... REAR GARDEN AREA... ALL READY TO GO! Located on Coundon Road near Coventry City Centre, this beautiful two double bedroom duplex flat presents an excellent opportunity for both first-time buyers and those looking for a new investment. The property boasts a modern aesthetic throughout, ensuring a comfortable and stylish living environment.

Upon entering, you will find a welcoming lounge dining room that serves as the heart of the home, perfect for relaxation or entertaining guests. The two spacious double bedrooms provide ample space for rest and personalisation, making it ideal for individuals or couples seeking a tranquil retreat. The well-appointed bathroom adds to the convenience of this delightful property.

This property is situated on the ground floor, offering easy access and a long lease, which adds to its appeal. Its prime location near the city centre means that residents can enjoy the vibrant amenities and services that Coventry has to offer, all within a short distance. There is also a small communal garden to the rear.

Additionally, the option to purchase the flat fully furnished makes this an attractive proposition for those looking to move in without the hassle of furnishing*. With its modern features and prime location, this duplex flat is a perfect choice for anyone looking to invest in a property that combines comfort, style, and convenience. Don't miss the chance to make this lovely flat your new home.

Approach



Having walled and paved fore garden with security door that leads into the:

Communal Hallway

Having a front door off into the:

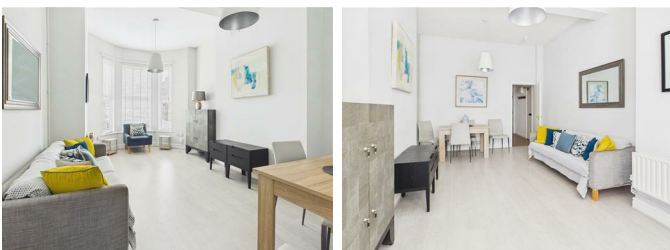
Entrance Hallway



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

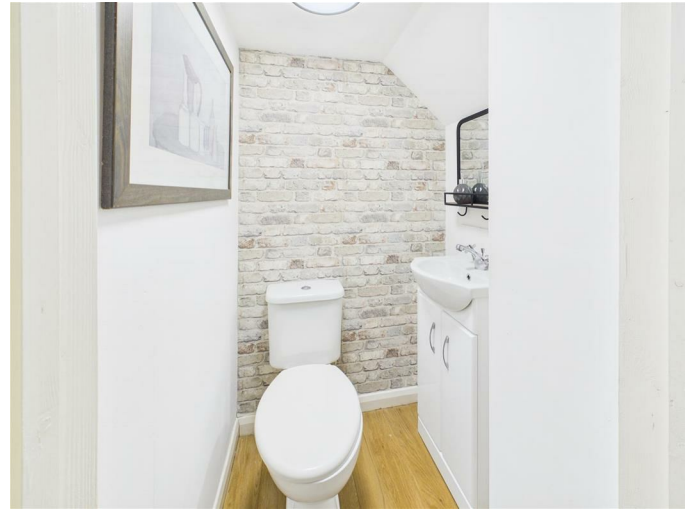
Lounge Dining Room

19'1 x 12'4 (5.82m x 3.76m)



Having a PVCu double glazed window to the front elevation

Downstairs WC



(Not Measured) Having a low level flush WC, vanity style wash hand basin with storage beneath and tiling to splash prone areas.

Kitchen

12'2 x 7'3 (3.71m x 2.21m)



Having a PVCu double glazed window to the rear elevation, a range of modern wall, base and drawer units with roll top work surface over, space for a fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for an oven and tiling to all splash prone areas.

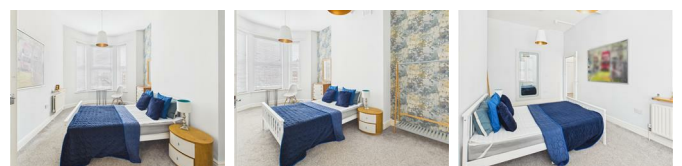
First Floor Landing & Study Area



Having two storage cupboards, study area and doors leading off to:

Bedroom One

18'11 x 10'6 (5.77m x 3.20m)



Having a PVCu double glazed window to the front elevation.

Bathroom

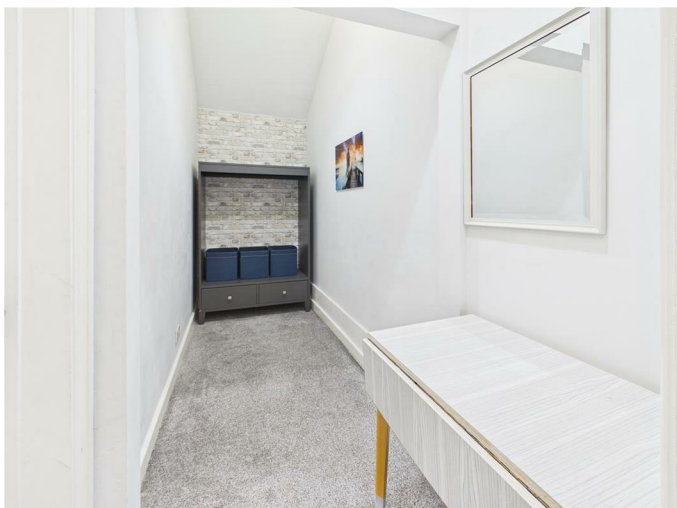
8'8 x 6'6 (2.64m x 1.98m)



Having a PVCu double obscure glazed window to the front elevation, panel bath with shower over, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

Dressing Area

9'2 x 4'6 (2.79m x 1.37m)



Previously a bedroom but now a fantastic space as a dressing area.

Bedroom Two

12'4 x 10'7 (3.76m x 3.23m)



Having a PVCu double glazed window to the rear elevation.

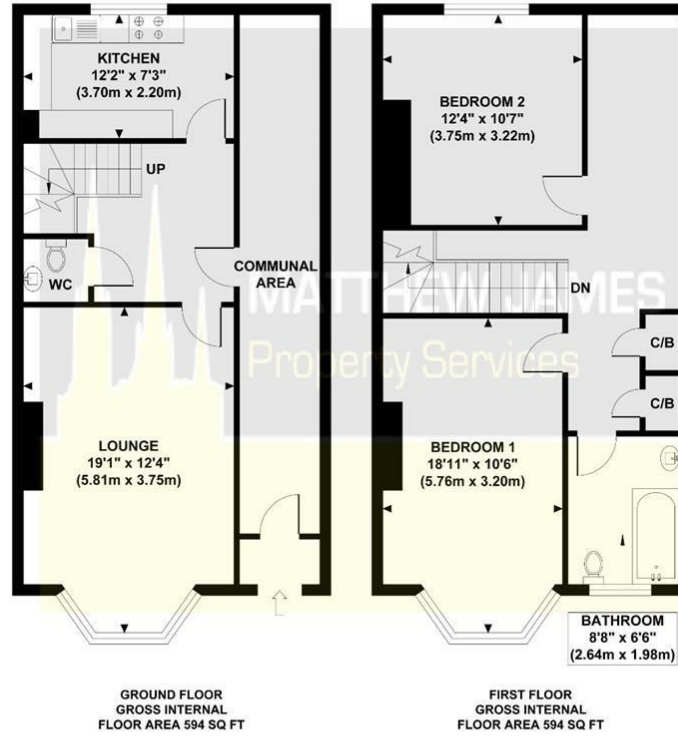
Communal Garden

Shared garden with two others

Floor Plan

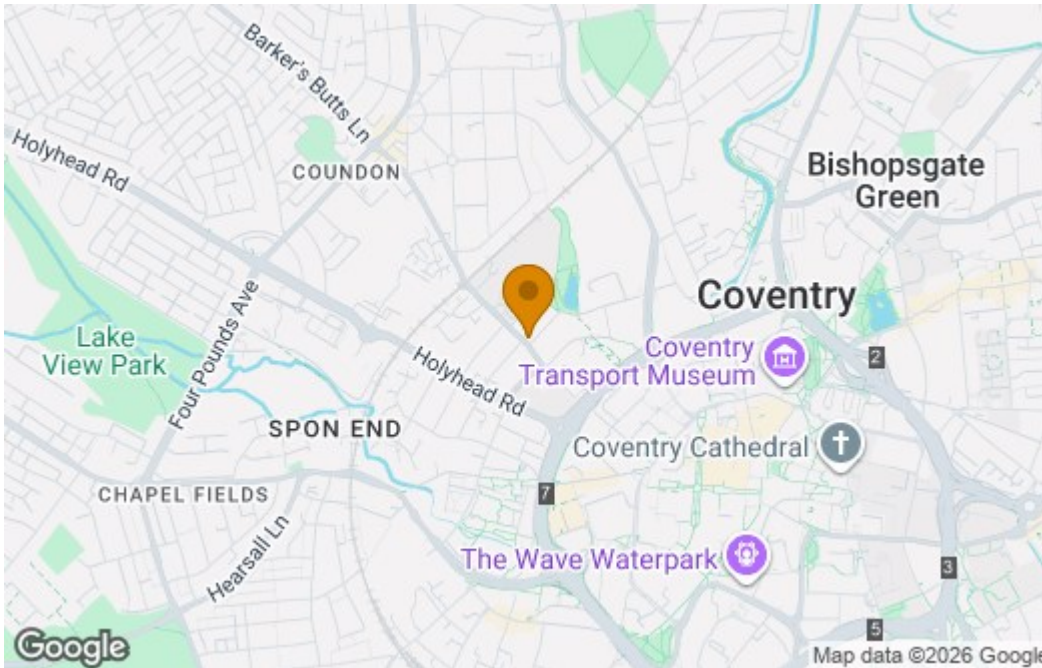
28A COUNDON ROAD

Approximate Gross Internal Area 1188 sq ft / 110.36 sq m

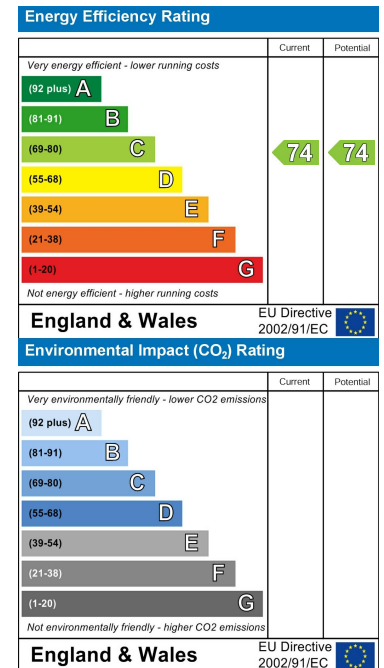


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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