

HALLWAY

LOUNGE

17' 5" into bay x 11' 6"
(5.31m into bay x 3.51m)

DINING ROOM

9' 8" x 9' 6" (2.95m x 2.9m)

KITCHEN

14' 10" x 5' 4" plus recess
(4.52m x 1.63m plus recess)

LANDING

BEDROOM

13' 2" into bay x 8' 7" to the
fitted wardrobes
(4.01m into bay x 2.62m to the
fitted wardrobes)

BEDROOM

10' 4" x 8' 9" to the fitted
wardrobes
(3.15m x 2.67m to the fitted
wardrobes)

BEDROOM

8' 2" x 5' 5" (2.49m x 1.65m)

SHOWER ROOM WC

OFF ROAD PARKING

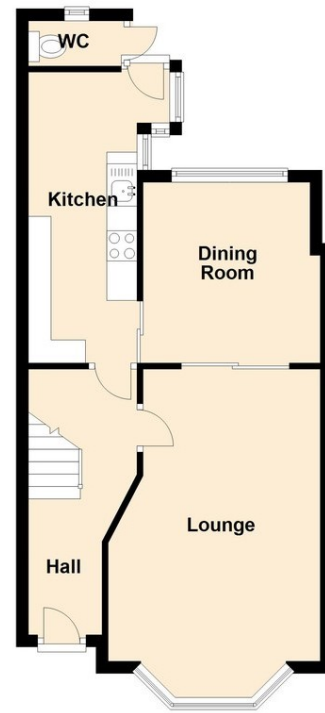
REAR GARDEN & PATIO

GREENHOUSE

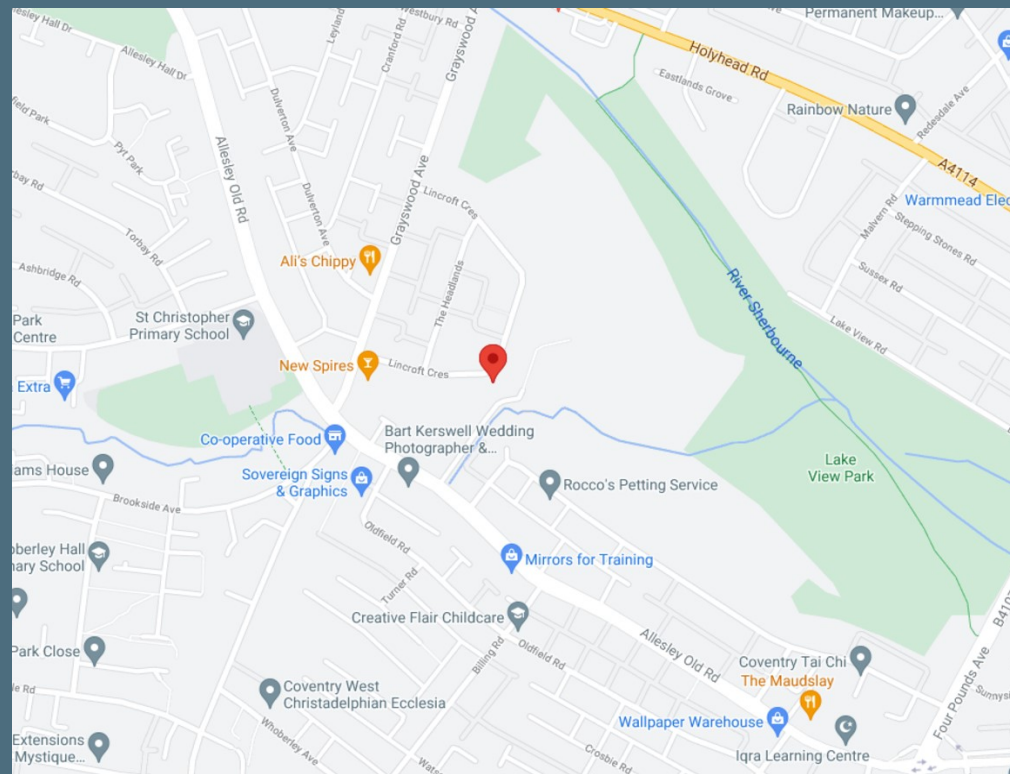
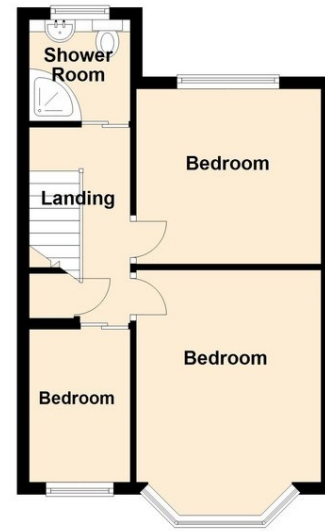
OUTSIDE WC

GARAGE

Ground Floor



First Floor



yeoman&owen
ESTATE AGENTS

62 Lincroft Crescent

Chapelfields, Coventry, CV5 8GU

£198,000



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IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.



£198,000

**62 Lincroft Crescent
Chapelfields, Coventry, CV5 8GU**

- Mid Terrace
- TWO RECEPTION ROOMS
- Kitchen
- THREE BEDROOMS
- Shower Room WC
- Off Road Parking & Garage
- Double Glazing & GFCH
- NO UPWARD CHAIN
- Freehold
- Tax Band B
- EPC Rating D

Viewing is strictly by appointment



Property Description

A mid terrace close to local shops and schools offering ideal accommodation for a first time buyer or young family. The property benefits from double glazing and gas fired central heating. Panoramic views to the rear over Lake View Park towards the City Centre.

In brief the accommodation comprises: hallway, Lounge, dining room and kitchen. On the first floor a landing, THREE BEDROOMS and a shower room WC. Outside there is off road parking to the front and a garage at the rear. Enclosed well stocked rear garden and patio with a vegetable plot and green house.

NO UPWARD CHAIN.

MUST BE VIEWED.

