



**£170,000**

King Richard Street, Coventry, CV2 4FX **\*\*NO CHAIN\*\*** IDEAL FIRST  
TIME BUY/INVESTMENT PROPERTY**\*\***

Terraced House | 2 Bedrooms | 1 Bathroom

**Benburys**  
SALES AND LETTINGS

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# Step Inside

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## Key Features

- NO CHAIN
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- NEWLY FITTED KITCHEN
- FRESHLY DECORATED THROUGHOUT
- NEW CARPETS
- FAMILY BATHROOM
- WALKING DISTANCE TO THE CITY CENTRE
- WALKING DISTANCE TO COVENTRY UNIVERSITY
- IDEAL FIRST TIME BUYER/INVESTMENT OPPORTUNITY

## Property Description

**\*\*No Chain\*\*** Ideal first time buy/investment opportunity. Benburys are pleased to present this lovely two bedroom family home. This property boasts two reception rooms, two double bedrooms, a newly fitted kitchen and is newly decorated throughout. The property is within walking distance to Coventry City Centre, Coventry University and close to local amenities. EPC rating TBC

## Main Particulars

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**Front Reception Room** - 3.45m x 3.40m (11'4 x 11'2) - Enter via Upvc door, newly fitted carpet to flooring, nice feature fire surround, radiator and window to front aspect door leading to the rear reception room

**Rear Reception Room** - 4.93m x 3.40m (16'2 x 11'2) - Double glazed window to rear and door leading through to the kitchen and stairs leading to the first floor.

**Kitchen** - 2.84m x 1.93m (9'4 x 6'4) - Fitted with range of matching wall and base units including cupboards, drawers, space for cooker, washing machine and fridge freezer. inset one and a half bowl stainless steel sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, Central heating radiator and double glazed window to the side aspect of the property.

**Bathroom** - 1.98m x 1.93m (6'6 x 6'4) - Fitted with a white suite which features a panel bath with electric shower, low level W.C and pedestal wash basin. This partly tiled bathroom benefits from a central heating radiator vinyl flooring and a doubled glazed opaque window to side aspect.

**Bedroom 1** - 3.99m x 3.40m (13'1 x 11'2) - Double bedroom with original cast iron fire place, built in storage cupboard, newly fitted carpets radiator and double glazed window overlooking the rear aspect of the property.

**Bedroom 2** - 3.40m x 3.38m (11'2 x 11'1) - This good size double room enjoys ample space for wardrobes and other furniture with central heating radiator, newly fitted carpets and original cast iron fireplace and double glazed window overlooking the front aspect of the property.

**Rear Aspect** - Low maintenance paved rear garden.





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

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