



 **DAVID COSBY**  
ESTATE AGENTS  
**For Sale**  
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**24 HAROLD ROAD**  
Coventry CV2

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# 24 Harold Road

Coventry, CV2 5LG

£199,000 (Guide Price)

- No Upward Chain
- Near to Parkland and Nature Reserves
- Staggered Terrace Home
- Two Double Bedrooms
- Large Garage
- Good Size Gardens to Front and Rear
- Close Proximity to University Hospital
- Ideal First Property or Investment Opportunity

## Description

A two-bedroom, staggered terrace property located near to pleasant parkland and nature reserves. There are gardens to the front and rear plus a large garage providing off-street parking. Offered for sale with no upward chain, the property would make an ideal first home or investment opportunity.

Accommodation at ground floor comprises entrance porch and hall with stairs to first floor, sitting room and kitchen / diner with under-stair cupboard and stable door to the rear garden. The first-floor landing area leads to the two double bedrooms and bathroom.

The garage is accessible via a shared accessway to the rear of the terraces and there is gated access to the south facing rear garden.



The property is just a short walk away from the tree lined banks of the River Sowe where a continuous park land area stretches for 8 miles and provides a place of calm escape from the busy nearby City.





# The Property

## Entrance Lobby:

Entrance lobby and stairs to first floor with access to sitting room.

## Sitting Room:

The well-proportioned sitting room has good natural lighting from the large window to the front elevation and an open flame gas fire to the fireplace. Access is provided at the rear of the sitting room to the kitchen.

## Kitchen / Dining Area:

The kitchen / dining area is fitted with a range of base and wall units which are commensurate to the size of the property and incorporate butler sink with chrome mixer tap overlooking the south facing rear garden.

There is space to the left-hand side for a small dining table and the under-stair cupboard provides useful storage space.

A timber stable door provides access to the rear garden.

## First Floor Landing Area:

Small landing area with doors leading to:

## Main Bedroom:

A good-sized double bedroom to the front of the property with built-in cupboard over the stairs and additional wardrobe area to the side of the chimney breast.

## Second Bedroom:

A smaller double bedroom to the rear of the property with window overlooking the south facing garden.

## Bathroom:

The bathroom is situated to the rear of the property and has floor to ceiling ceramic wall tiling and vinyl flooring. Fittings comprise WC, wash hand basin and bath with electric shower over.



A two-bedroom, staggered terrace property located near to pleasant parkland and nature reserves with gardens to the front and rear plus a large garage providing off-street parking.





## Outside Areas

### Front Garden:

The front garden is bounded by facing brick walls with a concrete pathway leading to the front entrance door. The remainder of the garden has been laid to gravel.

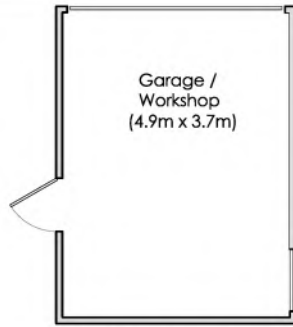
### Rear Garden:

There is separate vehicular access to the rear garden and garage. The rear garden is bounded by a mixture of timber close board fencing and facing brick walls. There is a concrete slab patio area with path way leading to the rear gate and garage. The remainder of the garden is laid to gravel with a central concrete slab area used for potted plants.

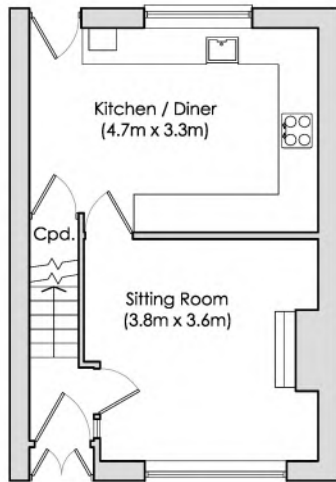
### Garage:

There is a large concrete sectional garage / workshop to the rear of the garden with galvanised steel vehicular door and separate steel pedestrian door. A single glazed window provides natural lighting and there is power and lighting.

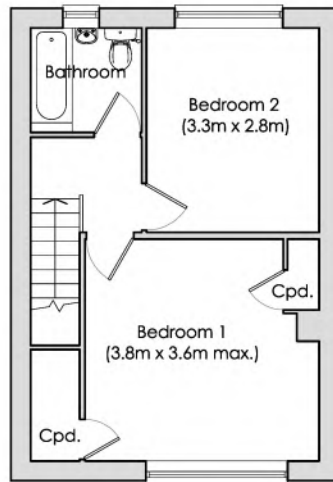




Garage = 18sqm  
(Position not relative)



Ground Floor GIA = 33 sqm



First Floor GIA = 33 sqm

All measurements are approximate and for display purposes only. Dashed lines indicate sloping ceilings

TOTAL AREA (GIA) : 66sqm



**EPC:** Rating TBC

**Local Authority:** Coventry City Council

**Council Tax:** Band B

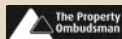
**Services:** Water, Drainage, Electricity, Gas

### Important Notice:

Whilst every care has been taken with the preparation of these Sales Particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property and therefore no guarantee can be made that they are in good working order. No assumption should be made that the property has all necessary statutory approvals and consents such as planning and building regulations approval. Any measurements given within the particulars are approximate and photographs are provided for general information and do not infer that any item shown is included in the sale. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. Any comments made herein on the condition of the property are provided for guidance only and should not be relied upon.

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# DAVID COSBY

## ESTATE AGENTS

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