



Cloud9 Estates

**48 King Edward Road
Coventry, CV1 5BJ**

- Character Mid Terraced
- Double Glazed
- Gas Centrally Heated
- 2 Reception Rooms

Offers Over £165,000
EPC Rating '59'





Property Description

PROPERTY DESCRIPTION

A 'single bayed', Two Bedroomed Terraced Mid-Terraced property situated just North East of the City centre in Hillfields.

Affording NO UPWARD CHAIN, gas central heating and Double Glazing in brief the property comprises; a spacious living room, further dining room, a fitted 'galley style' kitchen and Shower room on the Ground Floor with two double bedrooms (one with a, en-suite shower room) occupying the 1st floor

Externally are found a rear garden and a small fore garden.

Being convenient for the city centre the property is situated close to local amenities, transport links and schools/centres of education including Coventry University Campus.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!





LIVING ROOM
4.15m x 3.43m

DINING ROOM
3.39m x 3.42m

GALLEY KITCHEN
3.40m x 1.89m

GROUND FLOOR SHOWER ROOM



BEDROOM ONE (FRONT)
3.40m x 3.43m

BEDROOM TWO (REAR)
3.40m x 3.43m

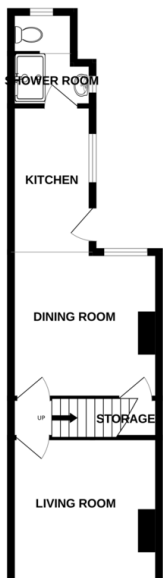
EN SUITE SHOWER ROOM
4.37m x 1.91m





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements