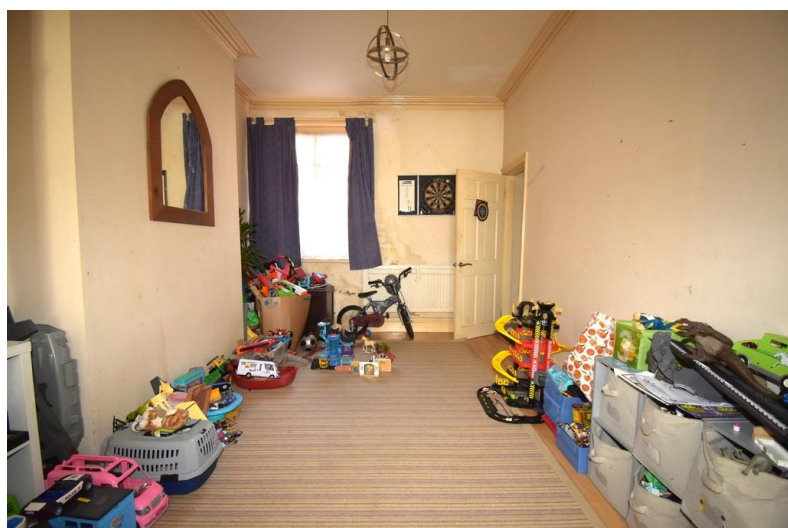




**3 Kingsway  
Coventry, CV2 4FF**

- Period Mid Terraced
- Double Glazing
- Gas Central Heating
- Through Lounge/Diner

**Offers Over £200,000**  
EPC Rating '53'







## Property Description

### PROPERTY DESCRIPTION

Affording NO UPWARD CHAIN, a sizable double bayed Three Bedroomed Period Semi Detached dwelling situated just off the Walsgrave Road affording Gas Central Heating and Double Glazing requiring a certain amount of modernisation.

Convenient for the City Centre and local services in Ball Hill In brief the property comprises; entrance hallway, guest WC, a spacious 'through' living/dining room and a fitted kitchen on the ground floor whilst the three double bedrooms and a Bathroom with shower occupy the 1st floor.

Externally are the rear garden and a fore garden.

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



THROUGH LOUNGE/DINER  
8.76m x 3.58m max x 3.10m min

KITCHEN  
5.13m x 3.06m

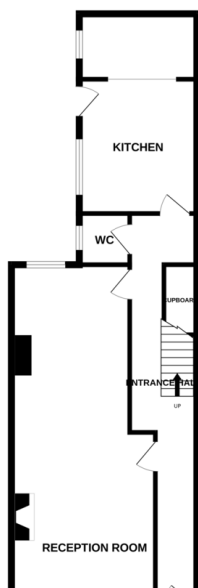
BEDROOM ONE  
4.79m x 3.70m

BEDROOM TWO  
4.20m x 3.07m

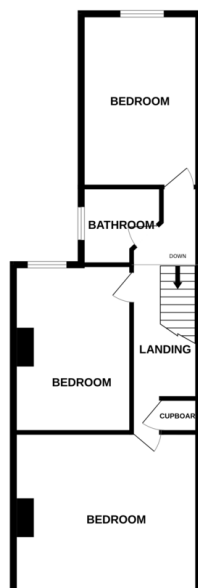
BEDROOM THREE  
4.41m x 3.02m



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	

108 Walsgrave Road  
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Warwickshire  
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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 are 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.