



**151 Humber Avenue
Coventry, CV1 2AU**

- Traditional Mid Terraced Property
- Gas Central Heating
- Partial Double Glazing
- 2 Reception Rooms

Offers Over £150,000
EPC Rating '66'





Property Description

PROPERTY DESCRIPTION

Making an IDEAL INVESTMENT OPPORTUNITY or a 1st PURCHASE is this Two Bedroomed Mid-Terraced conveniently situated for the City Centre and the (Coventry) University Campus

Affording NO UPWARD CHAIN and benefitting from Gas Central Heating and Partial Double Glazing in brief the property comprises; Porch, entrance hallway, 2 reception rooms, a kitchen (incorporating integrated oven, hob and cooker hood), the two bedrooms and a bathroom conveniently situated on the 1st floor.

Externally enjoy a rear garden and a small fore garden

The property is situated close to local amenities (particularly those in Far Gosford Street).

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FRONT RECEPTION ROOM

3.27m min/4.04m max (in to the bay) x 3.11m

REAR RECEPTION ROOM

3.32m x 4.07m

KITCHEN

3.78m x 2.13m

BEDROOM ONE (FRONT)

4.07m x 3.27m

BEDROOM TWO (REAR)

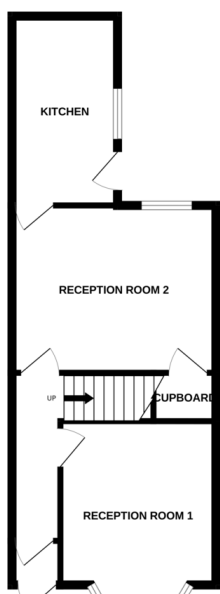
3.32m x 2.46m

1ST FLOOR BATHROOM

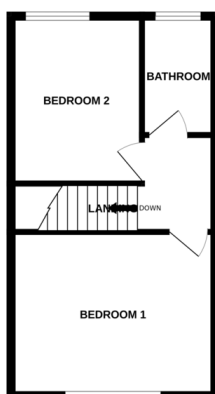
2.29m x 1.47m



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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 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.