

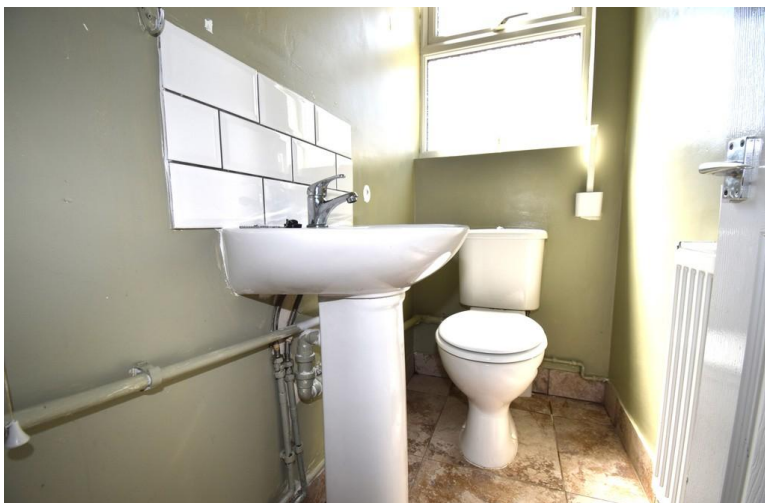


36 Links Road
Radford, Coventry, CV6 3DN

- End Terraced
- Double Glazed
- Gas Central Heating
- Lounge

Offers Over £220,000
EPC Rating '64'





Property Description

PROPERTY DESCRIPTION

Offered with No Upward Chain, this well-presented three-bedroom end-terrace home is located in a popular residential area to the north of Coventry.

The property benefits from gas central heating and double glazing throughout. Internally, the accommodation comprises a welcoming entrance hallway, a spacious living room, and an excellent fitted kitchen/diner equipped with integrated oven, hob, and cooker hood, perfect for modern family living. A convenient guest W.C. completes the ground floor.

Upstairs, there are two generously sized double bedrooms, a further single bedroom ideal for a nursery or home office, and a stylishly modernised family bathroom.

Externally, the home features a low-maintenance front garden and a private rear garden, mainly laid to lawn, with access to a useful brick-built store, ideal for tools or additional storage.



The property is conveniently located close to local amenities, well-regarded schools, and excellent transport links, making it an ideal purchase for first-time buyers, families, or investors alike.

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

Important Note to Purchasers

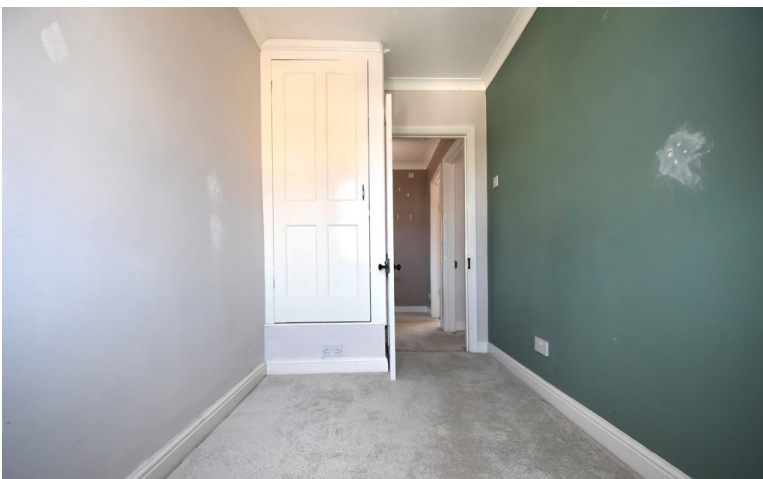
As part of our compliance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide valid identification documents at a later stage. Your cooperation is appreciated to avoid any unnecessary delays in the sale process.

While we strive to provide accurate and reliable information, these particulars do not form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, services, systems, or appliances mentioned have not been tested, and no guarantees are provided as to their functionality or efficiency.

All measurements are intended as general guides and may not be exact. Some details may be subject to vendor approval. If any detail is of particular importance, especially if you are travelling a significant distance to view the property, please contact us to confirm in advance.

The final agreement regarding fixtures and fittings will be outlined in the official Fixtures and Fittings Form, which forms part of the legal contract processed by your conveyancer. As the marketing agent, Cloud9 Estates does not provide legally binding representations-only documentation produced by your appointed solicitor carries legal standing.

Please also note that Cloud9 Estates has not verified the legal title of the property. Buyers are advised to seek confirmation through their solicitors before proceeding.



LIVING ROOM

3.99m max x 4.15m

KITCHEN/DINER

3.84m x 3.24m

BEDROOM ONE (FRONT)

4.14m x 2.93m



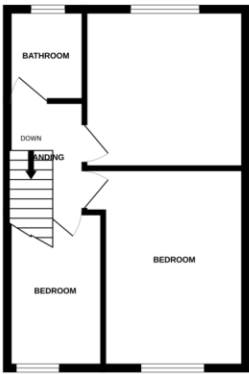
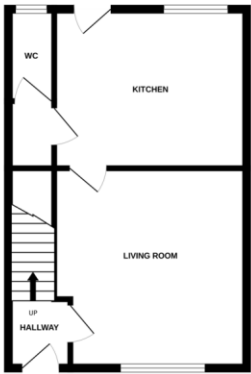
BEDROOM TWO (REAR)
3.27m x 3.16m

BEDROOM THREE
3.17m x 1.84m



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. No guarantee is given. The layout, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Merge 12/25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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