



**140 Ansty Road**  
**Coventry, CV2 3EX**

- Mid Terraced
- Double Glazing
- Gas Central Heating
- Spacious Lounge

**£250,000**  
EPC Rating '74'





## Property Description

### PROPERTY DESCRIPTION

Affording NO UPWARD CHAIN and benefitting from Gas Central Heating and Double Glazing in brief the property comprises; entrance lobby, a spacious living room, open plan fitted kitchen/diner, two double bedrooms, a further single bedroom and a modern 1st floor Bathroom.

Externally enjoy the convenience of low-maintenance rear garden and a block paved fore garden (with potential subject to planning approval to create off road parking for a number of vehicles).

Situated to the rear of the property is a former Garage, converted by the current owners in to a fantastic space that can be used as a Gym, Home office or Garden Room. This could be reconstituted as a Garage).

The property is situated close to local amenities, has regular transport links to and from the city and provides convenient access to the University Hospital





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LIVING ROOM  
4.75m x 3.92m

OPEN PLAN KITCHEN DINER  
5.39m x 4.52m

BEDROOM ONE (FRONT)  
3.49m x 3.16m

BEDROOM TWO (REAR)  
3.15m x 2.89m

BEDROOM THREE  
2.41m x 2.24m

GYM/HOME OFFICE (FORMER GARAGE)  
7.11m x 4.06m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with SketchUp 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

[www.doud9estates.co.uk](http://www.doud9estates.co.uk)  
[sales@doud9estates.co.uk](mailto:sales@doud9estates.co.uk)  
02476 263 660

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