



Mid Terraced

• Double Glazing

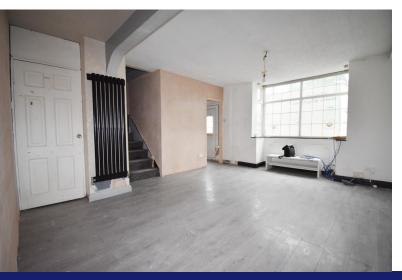
Gas Central Heating

Spacious Lounge

140 Ansty Road Coventry, CV2 3EX

£250,000

EPC Rating '74'







Property Description

PROPERTY DESCRIPTION

Affording NO UPW ARD 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 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





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

108 Wals grave Road Coventry Warwickshire CV2 4ED www.doud9estates.co.uk sales@doud9estates.co.uk 02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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