



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Guide Price

£200,000

Located in

Coventry





Sunningdale Avenue

Coventry | CV6 4BZ



Located in the popular area of Holbrooks, this three-bedroom end of terrace property offers a fantastic opportunity for first-time buyers or investors. Within easy reach of local amenities, this home is perfect for those looking for a project to put their own stamp on, whether to refurbish for resale or to create a profitable rental investment.

The ground floor comprises an entrance hall, a spacious lounge, a kitchen/diner, and a conservatory with a convenient downstairs W/C. Upstairs, you will find three generously sized bedrooms and a family bathroom.

Outside, the property boasts a good-sized rear garden, ideal for families and outdoor entertaining, while to the front there is a driveway providing off-road parking.

With plenty of potential and a sought-after location, early viewing is highly recommended to appreciate the opportunity on offer.

Sunningdale Avenue

£200,000 Freehold

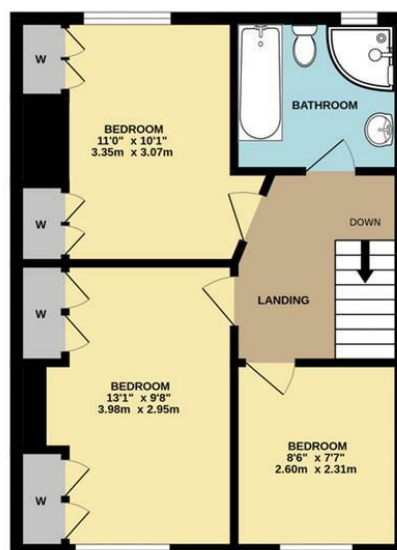


- End Of Terrace
- Three Bedrooms
- Renovation Project
- Investors/Buy To Let
- £200,000
- Popular Location
- Potential

GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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CV3 4FJ


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