



Farren Road, Wyken
Asking Price £240,000



A great opportunity to Purchase this 3 bedroom mid terraced property located in the Wyken area of Coventry.

Close to local schools, hospital and local amenities. The property comprises of an entrance hallway, through lounge and dining room, kitchen (with gas hob, electric cooker) and bathroom. The property benefits from gas central heating and double glazing. There is a front garden and a rear garden with views overlooking Cauldon Castle.

This is a must see property and will be sold with Tenants In Situ

Council Tax Band B
EPC Rating - D

TO SECURE YOUR VIEWING, CONTACT YOUR COVENTRY ESTATE AGENT ON 02476652200!!

- Three Bedrooms
- Mid Terraced
- Unfurnished
- Through Lounge/Dining Room
- Gas Central Heating
- Double Glazing
- Rear Garden
- Views of Caludon Castle
- EPC Rating D
- Council Tax B







FLOOR PLAN APROX

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		66	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		65	72

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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