



## 32 St. Margarets Avenue Wolston, Coventry, CV8 3LJ

This attractive, mid terraced property is beautifully presented throughout, offering truly ready to move into accommodation, within the sought after village of Wolston.

The property boasts a STUNNING REFITTED KITCHEN, lounge/diner, entrance hallway and guest WC on the ground floor, with access onto the enclosed landscaped rear garden, with patio/outdoor entertaining area.  
The first floor features three well proportioned bedrooms and a refitted family bathroom.

There is allocated parking to the rear of the property, and parks and green spaces nearby ideal for leisurely walks in the fresh air.

The property further benefits from double glazing and gas central heating, and would make an ideal purchase for first time buyers, couples, and families.

Offers over £250,000

# 32 St. Margarets Avenue Wolston, Coventry, CV8 3LJ



- Beautifully Presented Mid Terraced
- Three Well Proportioned Bedrooms
- Landscaped Rear Garden
- Allocated Off Road Parking
- Spacious Entrance Hall
- REFITTED KITCHEN
- Lounge/Diner
- Guest WC & REFITTED FAMILY BATHROOM
- Sought After Village Location
- Perfect First Time Purchase

## Lounge/Diner

12'8" x 12'3" (3.88 x 3.75)

## Kitchen

11'7" x 6'3" (3.55 x 1.91)

## Guest WC

5'3" x 2'7" (1.61 x 0.80)

## Bedroom One

12'9" x 10'3" (3.89 x 3.14)

## Bedroom Two

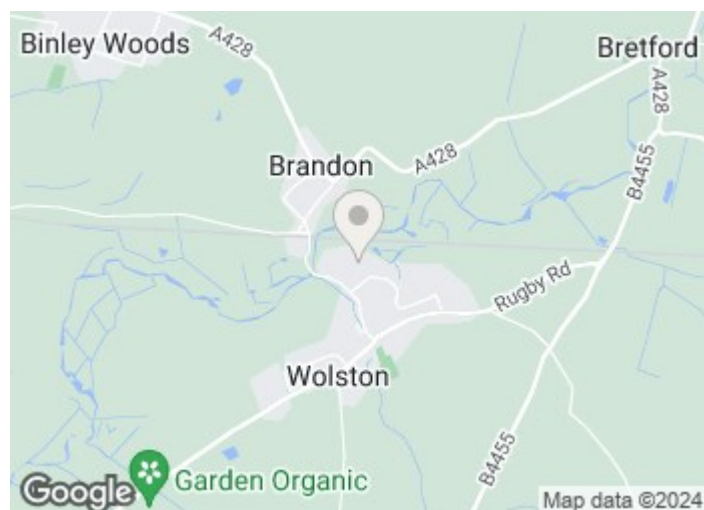
12'7" x 8'0" (3.86 x 2.46)

## Bedroom Three

11'5" x 6'3" (3.50 x 1.92)

## Bathroom

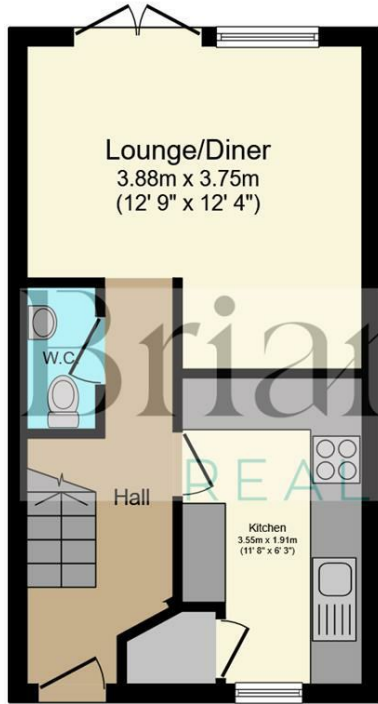
8'0" x 6'2" (2.45 x 1.88)



[Directions](#)



# Floor Plan



**Ground Floor**  
Floor area 28.8 m<sup>2</sup> (310 sq.ft.)



**First Floor**  
Floor area 41.2 m<sup>2</sup> (444 sq.ft.)

**TOTAL: 70.0 m<sup>2</sup> (754 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
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