



46 Nutbrook Avenue, Coventry - CV4 9LD

Offers Over **£265,000**

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46 Nutbrook Avenue

Coventry, CV4 9LD

Exceptional 3-bed semi-detached house with no chain, in sought-after neighbourhood. Spacious hallway, large living room, well-appointed kitchen, 3 generous bedrooms, family bathroom. Private garden, ample driveway, integrated garage. Potential to extend. Contact our sales team to view.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

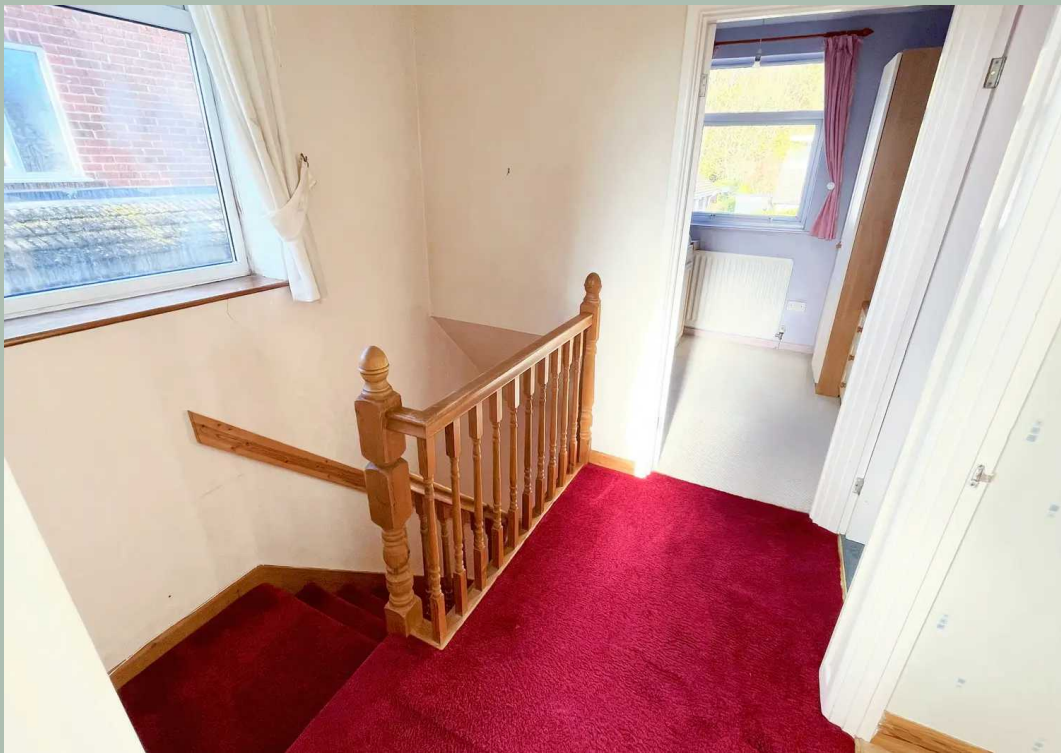
- No Onward Chain
- Semi Detached Home
- Large Living Room
- First Floor Bathroom
- Large Driveway
- Integrated Garage
- Fantastic Private Garden
- Scope to Extend (STPP)



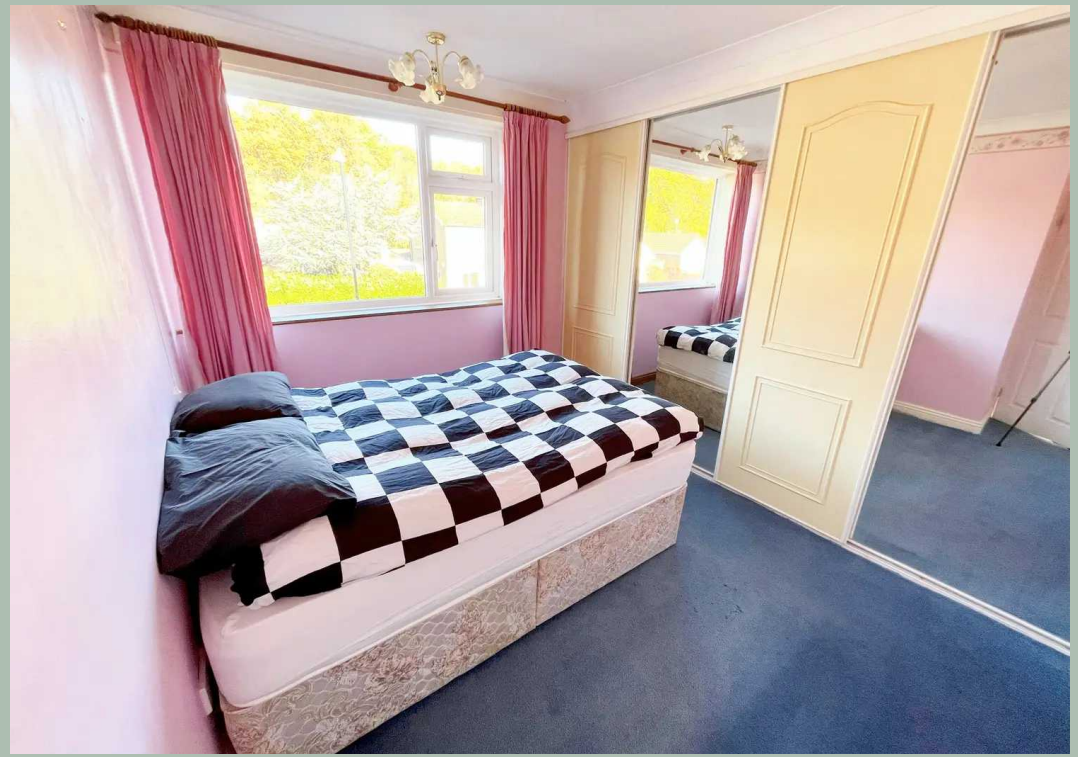
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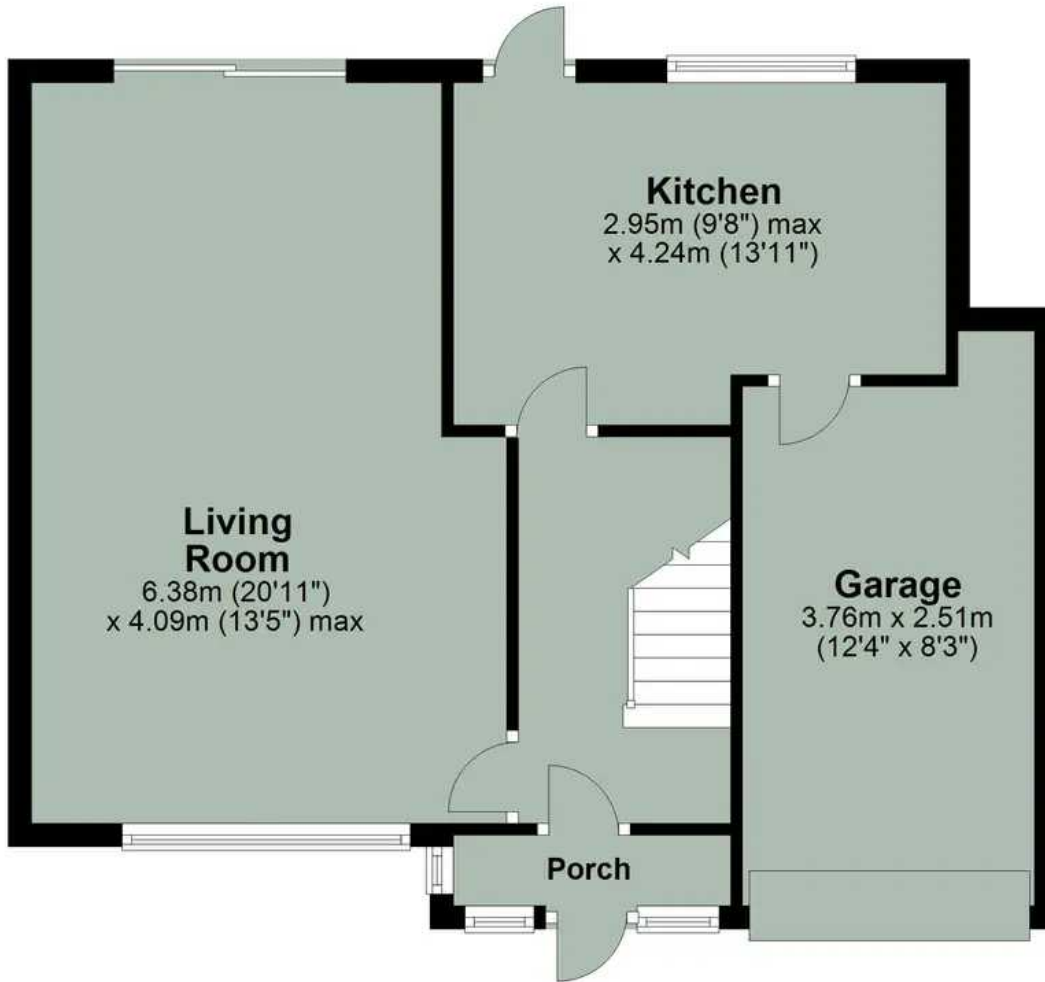






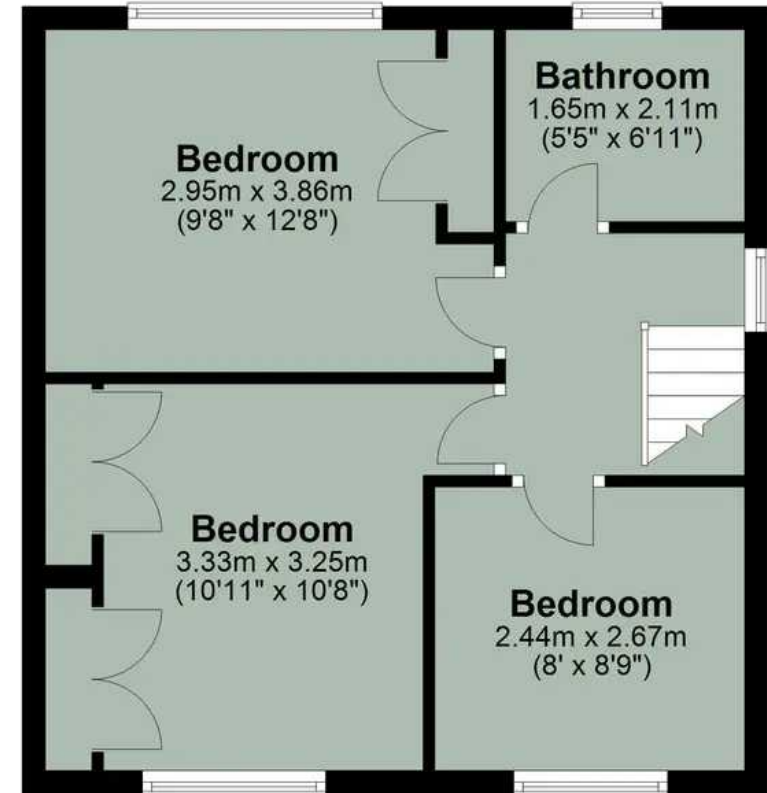
Ground Floor

Approx. 56.4 sq. metres (606.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)

This floorplan is for illustrative purposes only and it not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Plan produced using PlanUp.