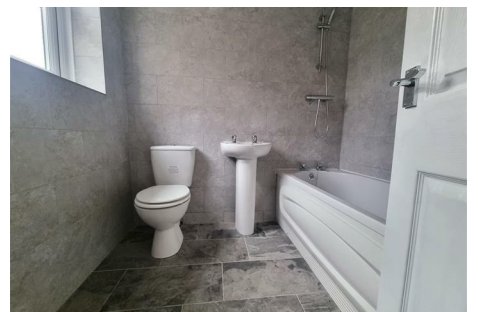




yourdreampad



198 Harnall Lane East Hillfields, Coventry, CV1 5AJ

A traditional, refurbished and redecorated 'two up, two down' mid-terraced property, situated just outside the city centre. Ideal as a rental investment or for first time buyers, the property has been painted in neutral colours, has new floor coverings together with double glazing and gas heating. Comprising of a front lounge, rear sitting room, new kitchen finished in white gloss with oven and hob, refitted bathroom and shower together with two double bedrooms. The rear garden is enclosed, has a pedestrian gate and enjoys a sunny aspect. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Harnall Lane East has been popular with house buyers for many years due to the close proximity to the city centre together with a selection of daily amenities throughout the immediate area, including shops and regular bus services particularly those found in Ball Hill or Far Gosford Street. The local area is well served by a number of main roads such as the Walsgrave Road and the A444, enabling easy access to areas, to the north and east of the city. The position is within easy walking distance to town and the Coventry University Campus.

£145,000

198 Harnall Lane East

Hillfields, Coventry, CV1 5AJ



- IMPROVED MID-TERRACED PROPERTY
- OFFERED WITH NO CHAIN
- PERFECT FOR FIRST TIME BUYERS
- WITHIN EASY REACH OF THE CITY CENTRE
- DOUBLE GLAZING, GAS HEATING
- NEW FLOOR COVERINGS THROUGHOUT
- REFITTED KITCHEN AND BATHROOM
- SMALL BUT SUNNY REAR GARDEN

ON THE GROUND FLOOR

Front Lounge

11'1 into chimney breast x 10'8

Rear Sitting Room

11'3 x 11'2 into chimney breast

Kitchen

10'6 x 6'8

Bathroom

6'8 x 6'4

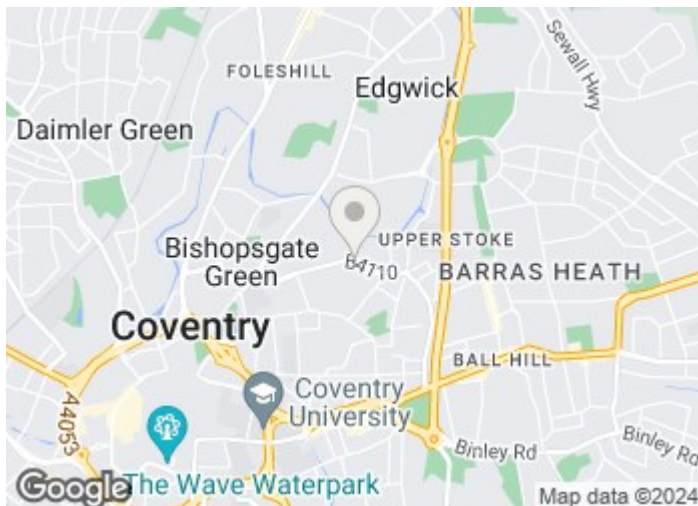
ON THE FIRST FLOOR

Bedroom No.1

11'11 into chimney breast x 10'9

Bedroom No.2

11'7 x 11'1 into chimney breast



[Directions](#)



yourdreampad
Quality. This time, next time, every time.

Floor Plan



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.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	