



yourdreampad



## 13 Loudon Avenue Coundon, Coventry, CV6 1JJ

A deceptive, larger than average double bayed end-terraced home, well placed within this quiet side road location. Offered with immediate vacant possession, this substantial property should prove an ideal first purchase, with the benefit of gas heating with a modern boiler, double glazing together with a block paved frontage, used as off-road parking (no dropped kerb) for a couple of vehicles. Briefly comprising of porch, hallway, spacious through lounge/diner, 20ft extended breakfast kitchen, three excellent bedrooms and a bathroom. There is a rear garden with car access. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

### SETTING

Coundon is an established and highly popular district, located to the north-western side of town, with the Holyhead Road enabling excellent access to and from the city centre. The local area features many shops, bus services and parks, therefore ideal for growing families. Several schools are situated within Coundon, primary schools featured are Hollyfast, Moseley and Christ the King. Coundon Court is a secondary school with a growing reputation. The delightful open spaces of Coundon Wedge and Lake View Park are perfect for dog walkers.

**£235,000**

# 13 Loudon Avenue

Coundon, Coventry, CV6 1JJ



- DOUBLE BAYED END-TERRACED
- SUNNY REAR GARDEN
- NEAR HIGHLY REGARDED SCHOOLS
- CLOSE TO SEVERAL AMENITIES
- GAS HEATING, DOUBLE GLAZING
- NO CHAIN, VIEWING RECOMMENDED
- MUCH LARGER THAN AVERAGE
- FITTED WARDROBES TO BEDROOM

## ON THE GROUND FLOOR

Hallway

14'7 x 6'6

Through Lounge/Diner

23'7 plus bay x 11'2 into chimney breast

Extended Breakfast Kitchen

20'5 x 6'5

Bedroom No.3

9'4 x 6'6

Bathroom

6'6 x 5'6

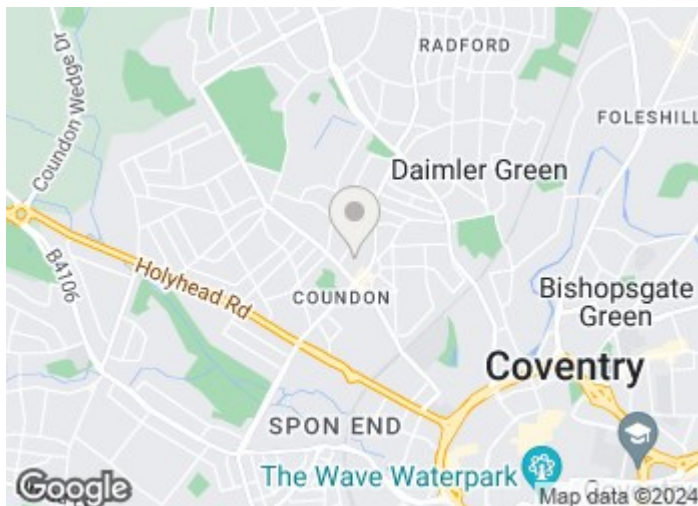
## ON THE FIRST FLOOR

Bedroom No.1

13'1 plus bay x 9' plus wardrobes

Bedroom No.2

11'11 x 10'1



[Directions](#)





The logo for 'yourdreampad' features a white silhouette of a house with a chimney, set against a blue background. Below the house icon, the text 'yourdreampad' is written in a bold, white, sans-serif font. Underneath the company name, the tagline 'Quality. This time, next time, every time.' is written in a smaller, white, sans-serif font.

# 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	