





## 260 Tennyson Road

£240,000

 3  1

OPEN HOUSE SATURDAY 21ST SEPTEMBER 13:00-15:00 BY APPOINTMENT ONLY | Spacious three-bedroom home located on Tennyson Road, Coventry. | Offers 1,235 sq ft of living space including a large living room, dining room, and modern kitchen. | Generous rear garden with potential for off-street parking. | Conveniently located near local amenities, schools, and transport links for easy commuting.

**Floor Area**  
1235 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

- Spacious three-bedroom family home
- Large living room and separate dining room
- Generous master bedroom with built-in storage
- Large rear garden with potential for off-street parking
- Council Tax Band - B | EPC - C
- Approximately 1,235 sq ft of internal living space
- Modern kitchen with garden access
- Family bathroom with bathtub and WC
- Convenient location near local amenities, schools, and transport links
- Local Authority - Coventry City Council



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	