

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Humber Avenue, Coventry, CV3 1AY  
£160,000



2



1



2



## Humber Avenue Coventry, CV3 1AY

A great opportunity to acquire this two bedroom mid terraced property positioned in the popular location of Stoke. The property would be a great purchase for a first time buyer looking to get onto the property ladder, or an investor. The property is also offered for sale with no onward chain.

The accommodation on offer briefly comprises lounge, dining room, fitted kitchen with door to access the rear garden, downstairs bathroom and two spacious double bedrooms.

Further benefits include gas central heating, double glazing and rear garden.





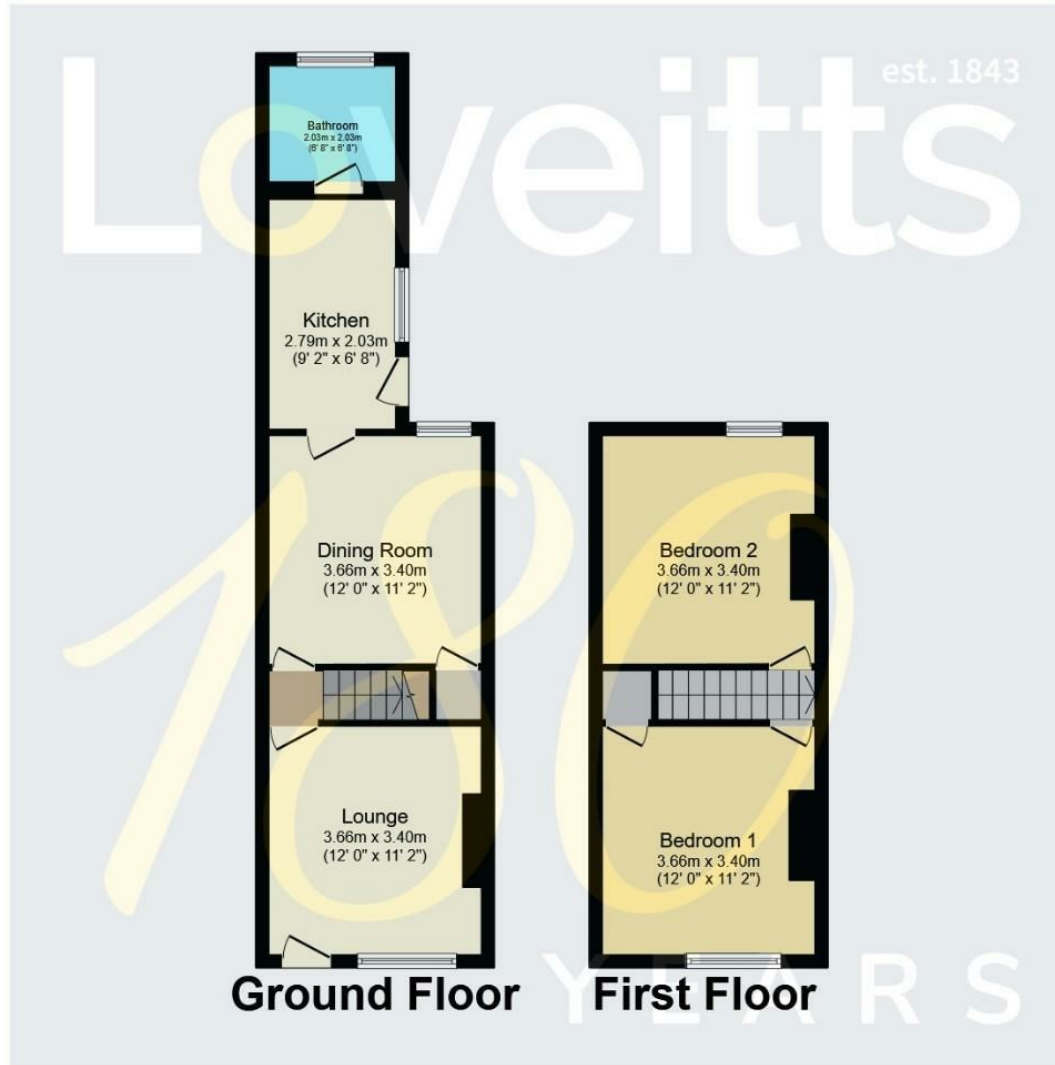
- Two Bedrooms
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Downstairs Bathroom
- In Need of Modernisation
- Rear Garden
- Council Tax - A

Humber Avenue is located in Stoke and is situated within walking distance to Coventry University and Coventry City Centre making it convenient for professionals and students alike. A variety of local amenities are situated a short walk away for ease and the property is also positioned a 1 minute walk away from the nearest bus route.

Great road links such as the A444 and M6 are also only a short drive away.



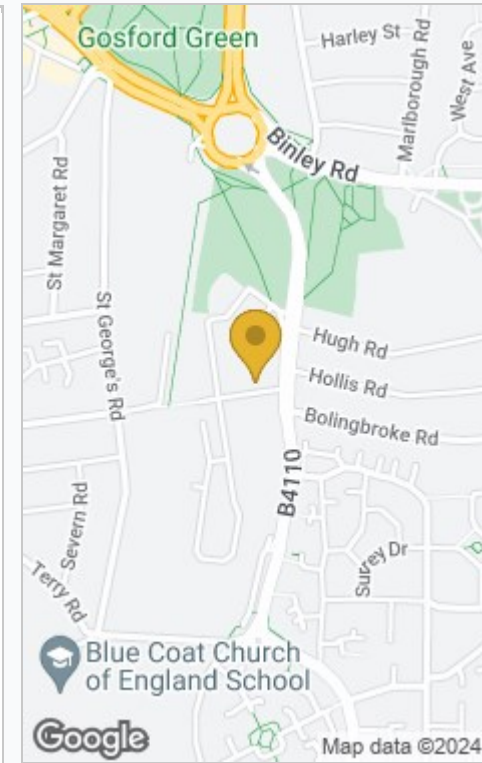
## Floor Plan



Total floor area 68.5 m<sup>2</sup> (738 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



### 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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