

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS

Caldecote Road, Coventry, CV6 3GA  
£150,000



2



1



2



E

## Caldecote Road Coventry, CV6 3GA

A great opportunity to acquire this two bedroom mid-terraced property situated within walking distance to Coventry City Centre. The property is in need of modernisation throughout, giving its new owner scope to make the property their own. It is an ideal purchase for a first time buyer or property investor and is offered for sale with no onward chain.

The accommodation on offer briefly comprises lounge, separate dining room, fitted kitchen, two double bedrooms and the family bathroom with bath and over shower.

The property also benefits from a secure rear garden.



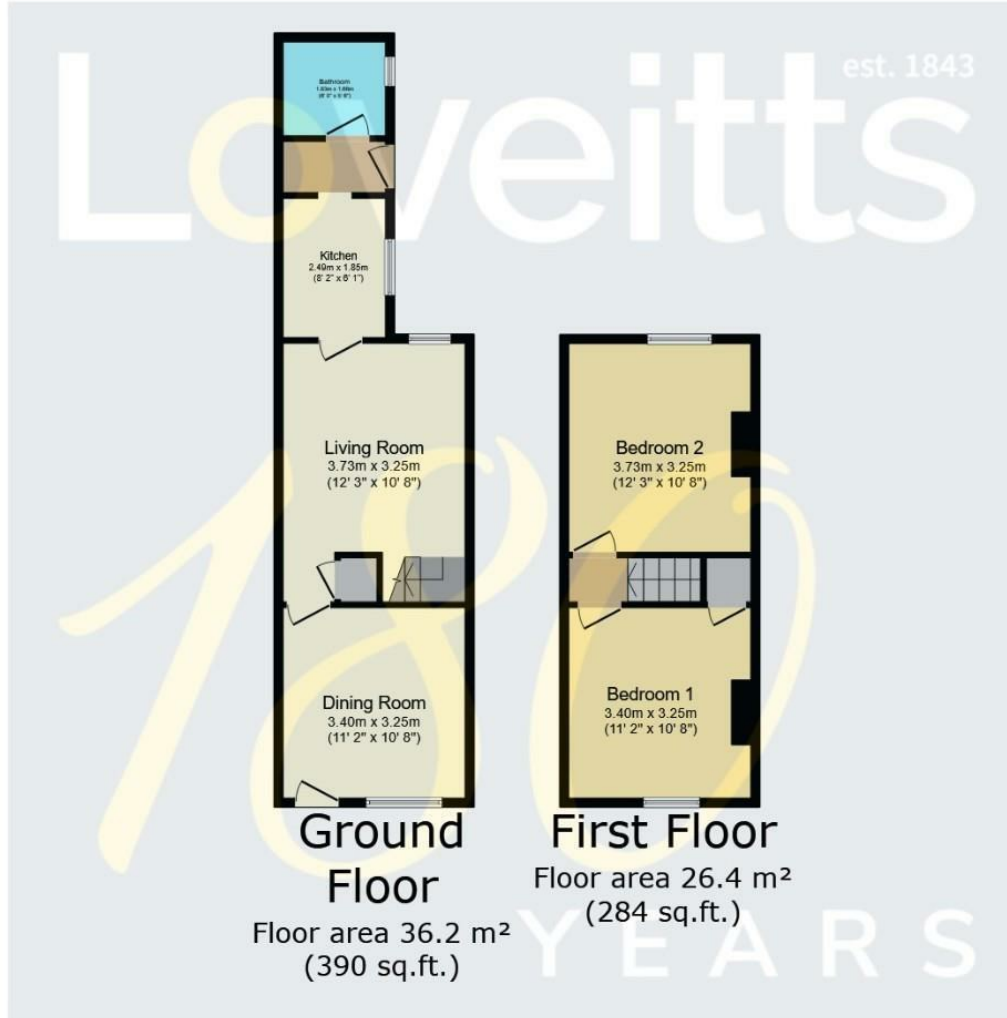


- Two Double Bedrooms
- In Need of Modernisation
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Family Bathroom
- No Onward Chain
- Council Tax - A

Caldecote Road is located in the popular residential area of Radford, and within walking distance to Coventry City Centre. The property is positioned a short walk away from the nearest bus stop and is close to A444 providing easy access to M6 motorway and popular landmarks within Coventry. Local shops and amenities are close by.



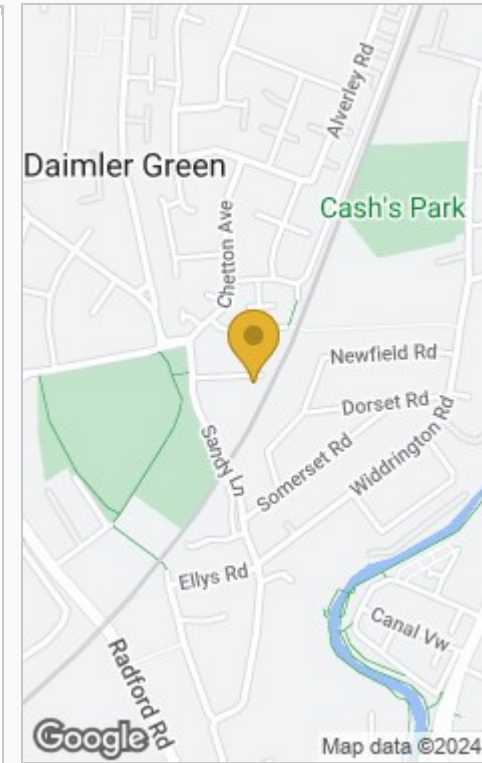
## Floor Plan



**TOTAL: 62.6 m<sup>2</sup> (674 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>40</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 |           |

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.



Coventry  
 29 Warwick Row, Coventry CV1 1DY  
 024 7625 8421

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