



Newcombe Road, Coventry, CV5 6NN

# Property Description

This three bedroom and well presented single bayed mid terraced home with the benefit of both a ground floor wet room and first floor bathroom, situated in this popular and convenient location in the very heart of Earlsdon. Earlsdon has an array of shops, public houses and amenities while being within a reasonable distance to the city centre and train station. With both gas heating and double glazing and having no upward chain the property briefly comprises of; front lounge, rear sitting room, fitted kitchen and ground floor shower room. There are three well sized bedrooms, a family bathroom and a low maintenance gardens.

Call us now to arrange your viewing for this ideal first time buyer property.





## Key Features

- Three Bedrooms
- Middle Tiered Property
- Popular residential area of Earlsdon
- Downstairs Shower/Wet Room and Upstairs Bathroom
- Two Reception Rooms
- No Upward Chain - Ideal first time buyer opportunity
- Call us now to arrange your viewing.
- EPC -D

**Offers Over  
£230,000**







# Floorplan

**Ground Floor**  
Approx. 46.0 sq. metres (494.8 sq. feet)



**First Floor**  
Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 88.9 sq. metres (957.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
CCC

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