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Enfield Road, Coventry

£155,000 Freehold

**BELVOIR!**



New to the market is this deceptively spacious two double bedroom terraced home which is situated within a convenient setting in Stoke area of Coventry.

Ideal for a first time purchase/young family or investment opportunity.

This property also boasts two reception rooms and French doors opening into the rear garden.

The accommodation also comprises of a galley kitchen, ground floor bathroom and two double bedrooms to the first floor.

The property is being sold with NO ONWARD CHAIN.

EPC Rating D. Council Tax A.

### Dining Room

3.40m x 3.20m (11'2" x 10'6")

Front door to property, window to front, radiator, door to living room.

### Living Room

3.40m x 3.60m (11'2" x 11'10")

Stairs rising to first floor, radiator, door to kitchen, twin French doors opening into garden, electric fire with surround.

### Kitchen

2.00m x 2.80m (6'7" x 9'2")

A range of wall and base units, ceramic sink with mixer tap over, UPVC door to the rear garden, door to bathroom at the rear of kitchen.

### Bathroom

Obscure glass window to the rear, panel bath with shower over, wall tiling, wall mounted sink, low level WC, floor tiling, radiator.

### First Floor Landing

Doors to both bedrooms, loft hatch.





### Bedroom One

3.40m x 3.60m (11'2" x 11'10")

Window to the rear, radiator.

### Bedroom Two

3.40m x 3.20m (11'2" x 10'6")

Window to the front, radiator.

### Outside Rear

A patio and gravel area to the rear, fence enclosed with access to a gate at the bottom of the garden.

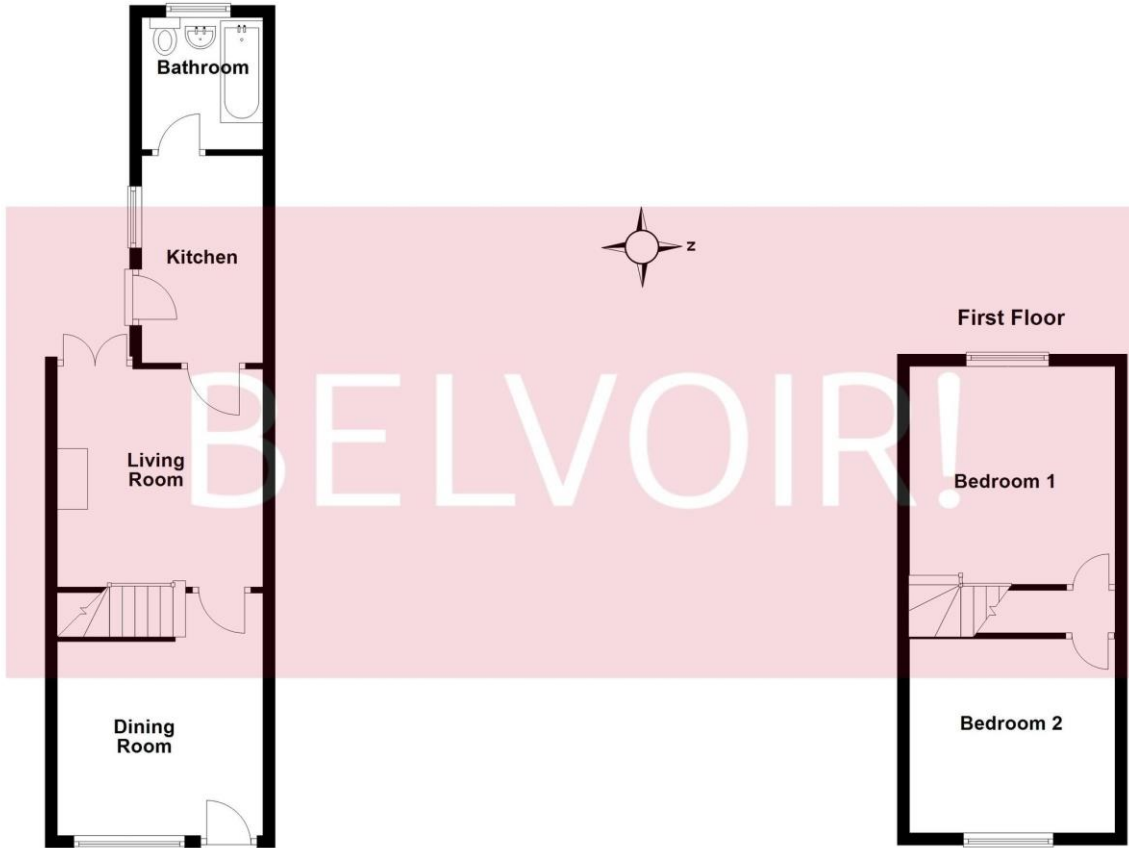
### Agents Notes

Currently tenanted.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**Ground Floor**



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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