



76 Templar Avenue, Tile Hill, Coventry, CV4 9BP

£200,000

cartwright

hands

# 76 Templar Avenue

Coventry

- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom
- Garden
- Store
- Outside W.C
- Freehold
- EPC C (70)
- Council Tax Band B

In need of renovation. This three bedroom end of terrace family home is situated in a popular location in Tile Hill. The accommodation features: entrance hall, lounge, kitchen/breakfast room, three bedrooms and bathroom, good size rear garden and storage room and WC. The property is offered with no chain.



## On the Ground Floor

### Entrance hall

Door to front, double glazed window to side, doors to lounge & kitchen/breakfast room, stairs to first floor.

### Lounge

Double glazed window to front, radiator.

### Kitchen/Breakfast Room

Double glazed windows and doors to rear, range of wall and base unit cupboards and drawers, single bowl sink and drainer, breakfast bar, space for cooker.

## On the First Floor

### Landing

Doors to bedrooms and bathroom.

### Bedroom One

Double glazed window to front, radiators.

### Bedroom Two

Double glazed window to rear, radiator.

### Bedroom Three

Double glazed window to front & side, radiator.

### Bathroom

Opaque double glazed window to rear, panelled bath with electric shower, low level WC, wash hand basin.

### Outside Store

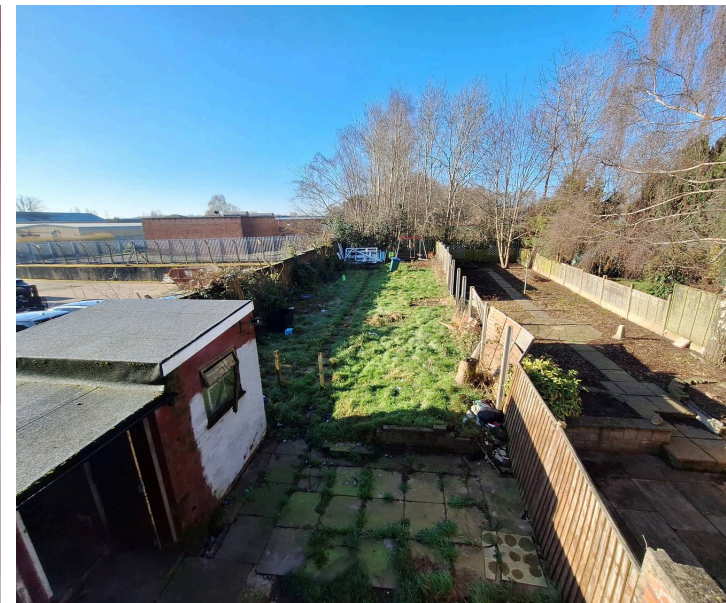
Store room could be used as a shed or workshop.

### W.C

Low level WC.

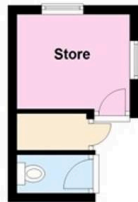
### Garden

Patio area leading to lawn area, enclosed by timber fence boundary.



### Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



### First Floor

Approx. 44.3 sq. metres (476.9 sq. feet)



Total area: approx. 96.7 sq. metres (1040.9 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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