

# Lydgate Road , Coventry, CV6 3BZ Offers over £215,000

Evans Estates are Very Proud to Present This Beautiful Three Bedroom Semi Detached Family Home. The property is situated in the Radford area of the city and has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of an entrance hall, lounge, dining area and refitted kitchen. There is also a ground floor wc. and study/conservatory. To the first floor there are three bedrooms and a refitted family bathroom. Externally there are gardens to the front side and rear.

Extensive Plot

- Colore

- Semi Detached Family Home
- Refitted Kitchen
- Refitted Family Bathroom
- Three Bedrooms
- Ground Floor Wc

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### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

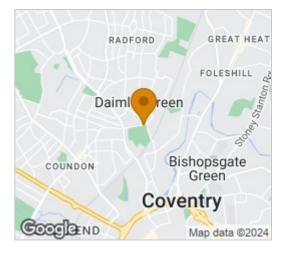
### **Floor Plan**

#### Study 2.60m x 2.40m (8' 6" x 7' 10") Kitchen Bedroom 1 4.00m x 3.00m (13' 1" x 9' 10") 4.54m x 3.00m (14' 11" x 9' 10") Bedroom 2 3.60m x 2.50m (11' 10" x 8' 2") Lounge 5.00m x 2.60n (16' 5" x 8' 6") Bedroom 3 Bath 2.60m x 2.40m (8' 6" x 7' 10") 2.60m x 2.00n (8' 6" x 6' 7") Hall **Ground Floor First Floor**

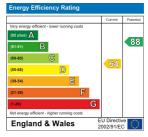
Total floor area 84.2 sq.m. (907 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

### Area Map



## **Energy Efficiency Graph**





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