



# Halford Lane , Coventry, CV6 2HG Offers over £290,000

Evans Estates are Very Proud to Present this Three Bedroom Semi Detached Family Home Situated in The Keresley are of the City. The property has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of an entrance hall, lounge, dining room, refitted kitchen and utility room. To the first floor there are three bedrooms and refitted family bathroom. There is also a boarded loft space. Externally there is off road parking to the front with direct access to a garage. To the rear there is a mature garden.

- Semi Detached Family Home
- Three Bedrooms
- Off Road Parking
- Refitted Family Bathroom
- Lounge and Dining Room
- Utility Room and Kitchen

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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**

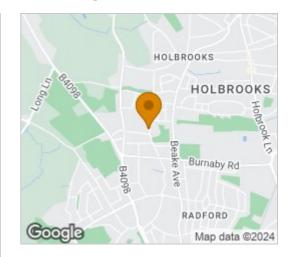
## Utility Kitcher Bathroom Dining Room 3.30m x 3.30m (10' 10" x 10' 10") 4.60m x 2.30m (15' 1" x 7' 7") Bedroom 2 3.30m x 2.80n 10' 10" x 9' 2' Landing Garage 4.70m x 2.70m (15' 5" x 8' 10") Bedroom 1 Lounge 3.70m x 3.60m (12' 2" x 11' 10") 70m x 2.90m 2' 2" x 9' 6") Bedroom 3 .40m x 2.00m **First Floor**

**Ground Floor** 

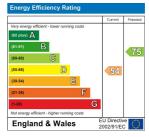
Total floor area 96.8 m² (1,042 sq.ft.) approx

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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