



# Lavender Avenue , Coventry, CV6 1DG Offers over £325,000

Evans Estates are Proud to Present this Stunning Three Bedroom Semi Detached Family Home Situated on an Extensive Plot with Annex Built in 2021, Currently being used as a bar The property has the benefits of double glazing and gas central heating (as specified) and is situated in the Coundon area of the city. The accommodation comprises of an entrance hall, lounge, play room, extended dining room and extended refitted kitchen. To the first floor there are three bedrooms and a refitted family bathroom. Externally there is detached garage being used as a gym. There is an annex at the rear which was built in 2021 with a bar/games room and wc. There is and extensive rear garden.

- Stunning Extended Family Home
- Three Bedrooms
- Annex/ Games Room/ Bar/WC
- Refitted Kitchen
- Extensive Rear Garden

Gym

## Viewing

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

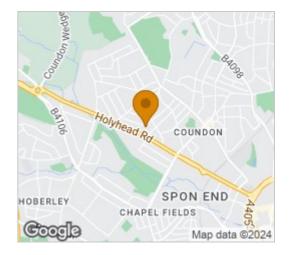
## **Floor Plan**

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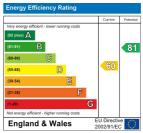
Total floor area 153.5 m² (1,652 sq.ft.) approx

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**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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