



## Edward Road , Coventry, CV6 2GR Offers over £245,000

Evans Estates are Very Proud to Present this Three Bedroom Semi Detached Family Home. The property is situated in the Keresley area of the city and within The President Kennedy School Catchment. The property has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of an entrance hall, lounge and an extended refitted kitchen diner. To the first floor there are three bedrooms and a refitted family bathroom. Externally there are gardens to the front and rear with off road parking to the front and rear garden.

### Viewing

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

- Three Bedroom Semi Detached House
- Extended Refitted Kitchen Diner
- Three Bedrooms
- Off Road Parking
- Refitted Family Bathroom



3



1

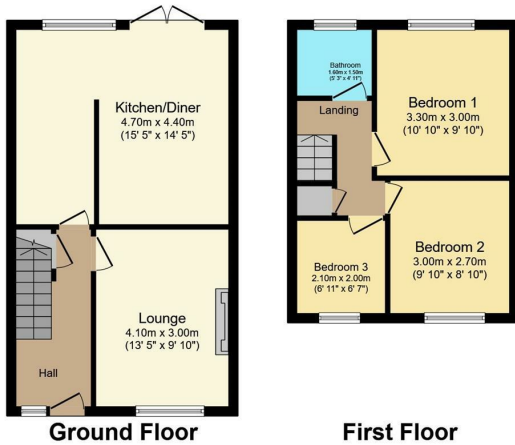


2



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## Floor Plan



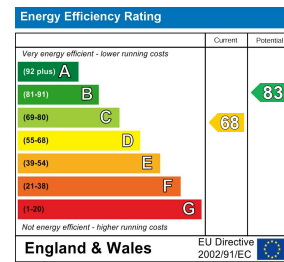
Total floor area 71.6 m<sup>2</sup> (770 sq.ft.) approx

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](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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