# Shaftesbury Avenue
## Keresley End, Coventry, CV7 8LX
## Offers over £190,000

Evans Estates are Very Proud to Present this Three Bedroom Semi Detached Family Home Situated on a Corner Plot and is Offered with No Upward Chain. The property has the benefits of double glazing and gas central heating (as specified) and is situated in the Keresley End area of the city. The accommodation comprises of an entrance hall, through lounge diner, refitted kitchen diner and lean too/ conservatory. To the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front side and rear. This property is situated on an extensive corner plot.

- No Upward Chain
- Corner Plot
- Semi Detached Family Home
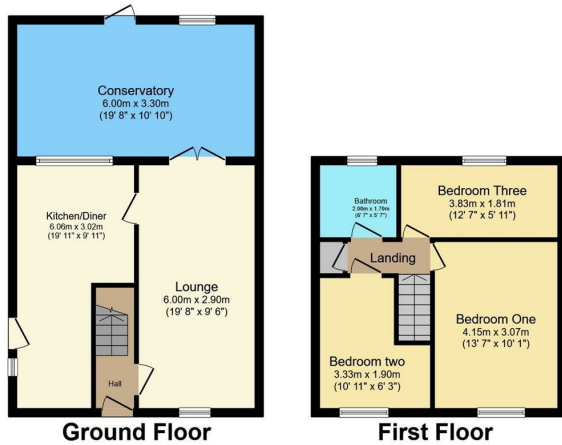- Extensive Garden

### Viewing

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

3  1  2  D

# Floor Plan

## Ground Floor

Conservatory
6.00m x 3.30m
(19' 8" x 10' 10")

Kitchen/Diner
6.06m x 3.02m
(19' 11" x 9' 11")

Lounge
6.00m x 2.90m
(19' 8" x 9' 6")

Hall

**Ground Floor**

## First Floor

Bathroom
2.00m x 1.70m
(6' 7" x 5' 7")

Bedroom Three
3.83m x 1.81m
(12' 7" x 5' 11")

Landing

Bedroom One
4.15m x 3.07m
(13' 7" x 10' 1")

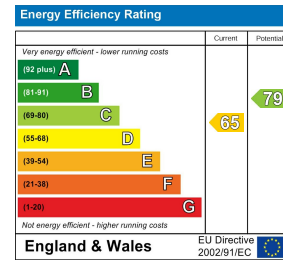Bedroom two
3.33m x 1.90m
(10' 11" x 6' 3")

**First Floor**

Total floor area 92.6 m² (997 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

Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales**    EU Directive 2002/91/EC

**47 Headington Avenue, Coventry, West Midlands, CV6 2GX**
**Tel: 02476333363 Email: info@evans-estates.co.uk https://www.evans-estates.co.uk**