



# Nuffield Road , Coventry, CV6 7JA Offers over £190,000

Evans Estates are Proud to Present this Extended Two Bedroom With Loft Space Mid Terraced Property. The property has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of a lounge and extended kitchen / diner. To the first floor there are two bedrooms and a family bathroom. To the second floor there are stairs rising to a loft space. Externally there are gardens to the front and rear with a hard standing to the rear.

### Viewing

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

- TWO BEDROOM
- LOFT SPACE
- EXTENDED REFITTED KITCHEN
- OPEN PLAN KITCHEN DINER
- REFITTED BATHROOM

**E**7 1

### **Floor Plan**



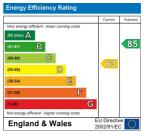
Total floor area 96.6 m² (1,039 sq.ft.) approx

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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