

## St. Margarets Avenue Wolston, Coventry, CV8 3LJ Offers over £240,000

Evans Estates are Very Proud to Present This Three Bedroom House Situated in the Village of Wolston in Warwickshire. The property has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of an entrance hall, ground floor cloakroom, refitted Howdens kitchen installed in 2021 and lounge area. To the first floor there are three bedrooms and a refitted family bathroom installed in 2019. Externally there is a rear landscaped garden and allocated parking space at the rear. Wolston has a Primary School, Church, lots of village amenities and also Wolston Angling Club fishing ponds to rear of property.

- Village Living
- Three Bedrooms
- Ground Floor Cloakroom
- Wolston Angling Club Fishing Ponds to rear of property

### Viewing

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



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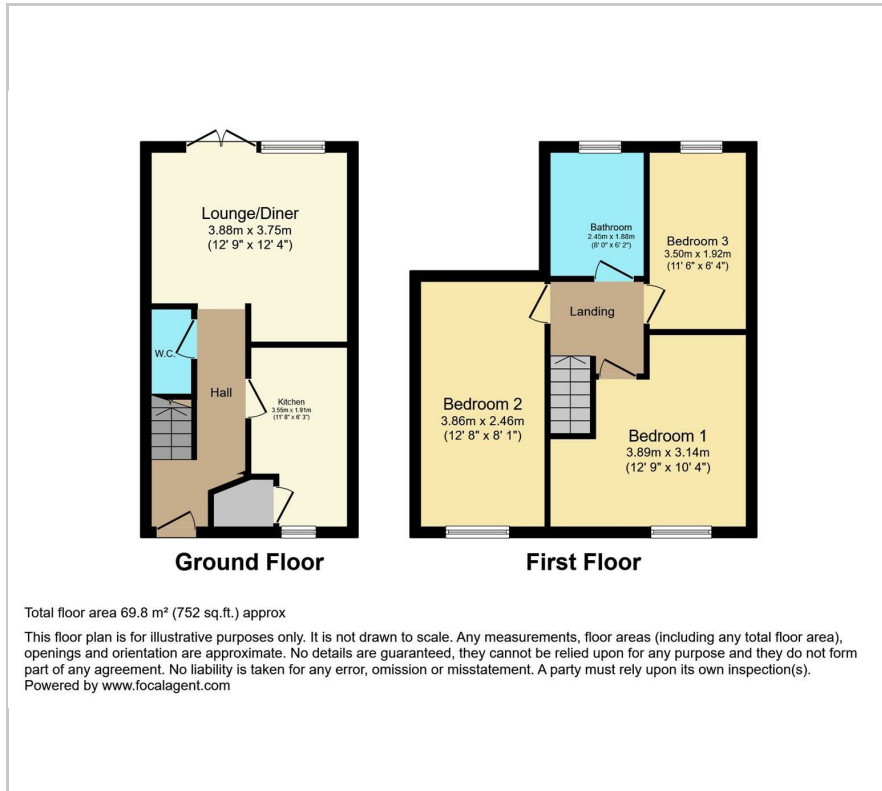


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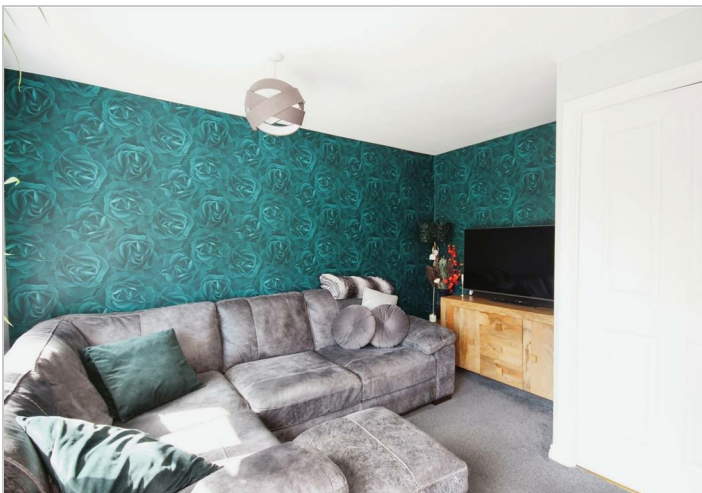
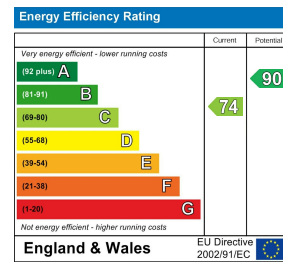
## Floor Plan



## Area Map



## Energy Efficiency Graph



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