

Laurel Close , Coventry, CV2 2NH Asking price £230,000

Evans Estates are very proud to present this Three Bedroom Semi Detached Family Home Offered with No Upward Chain. The property has the benefits of double glazing and gas central heating (as specified). The accommodation comprises of an entrance hall, lounge, dining area and refitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there are gardens to the front side and rear with a storage unit at the rear and off road parking to the front with direct access to a garage.

- Corner Plot
- Semi Detached Family Home
- No Upward Chain
- Three Bedrooms
- Off Road Parking

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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1

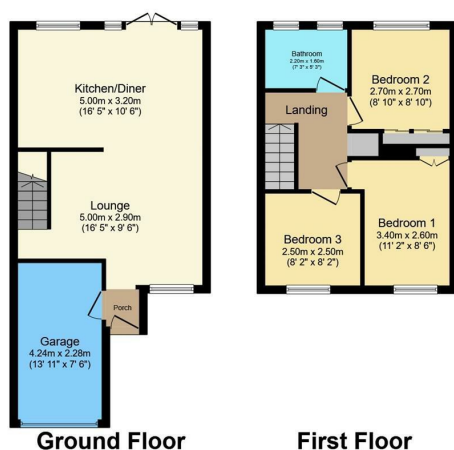


2



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Floor Plan

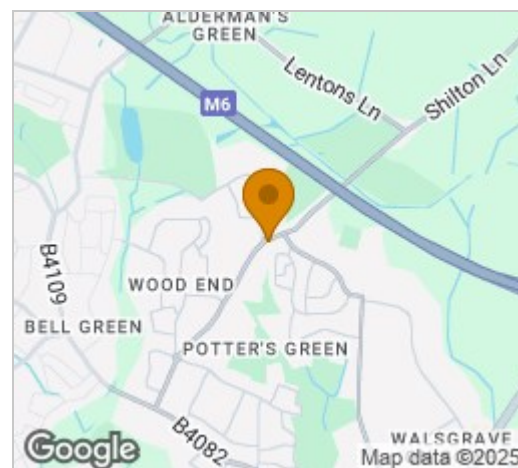


Total floor area 78.6 m² (846 sq.ft.) approx

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).
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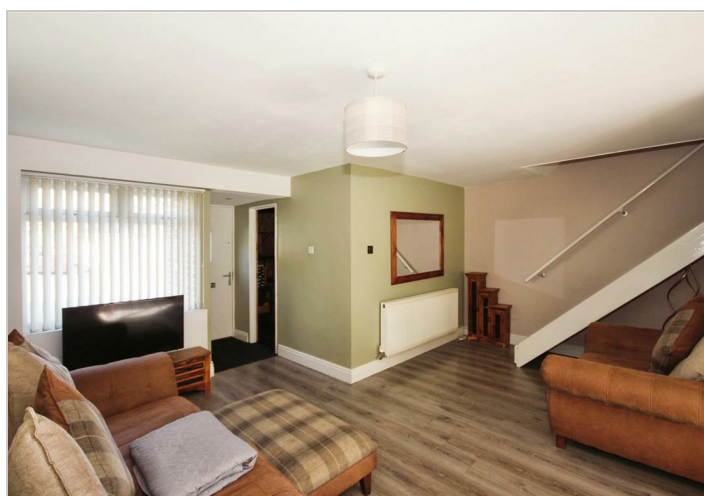
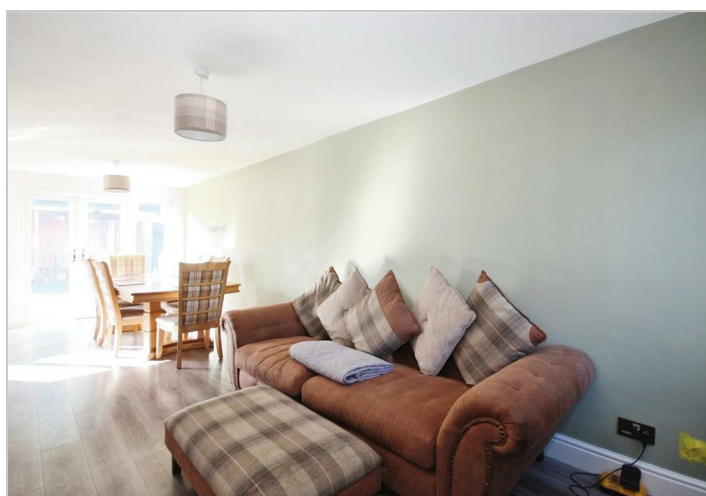
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p>		56	80
<p>Not energy efficient - higher running costs</p>			



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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