

EVANS  
ESTATES



## Duncroft Avenue , Coventry, CV6 2BW Offers over £260,000

Evans Estates is delighted to present this stunning extended mid-terrace family home located on Duncroft Avenue in the desirable Coundon area of Coventry. This charming property boasts a well-thought-out layout, perfect for modern family living.

Upon entering, you are welcomed by a spacious entrance hall that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The ground floor features a convenient cloakroom and a beautifully refitted kitchen that seamlessly opens into a dining area, creating a warm and sociable atmosphere for family meals and gatherings.

The first floor comprises three well-proportioned bedrooms, providing ample space for family members or guests. A refitted shower room completes this level, ensuring comfort and convenience for all.

The property benefits from double glazing and gas central heating, ensuring a warm and energy-efficient home throughout the year. Externally, you will find off-road parking for one vehicle at the front, a valuable asset in this bustling area. The rear garden is a delightful retreat, featuring a patio area perfect for al fresco dining and a summer house, offering a tranquil space to unwind.

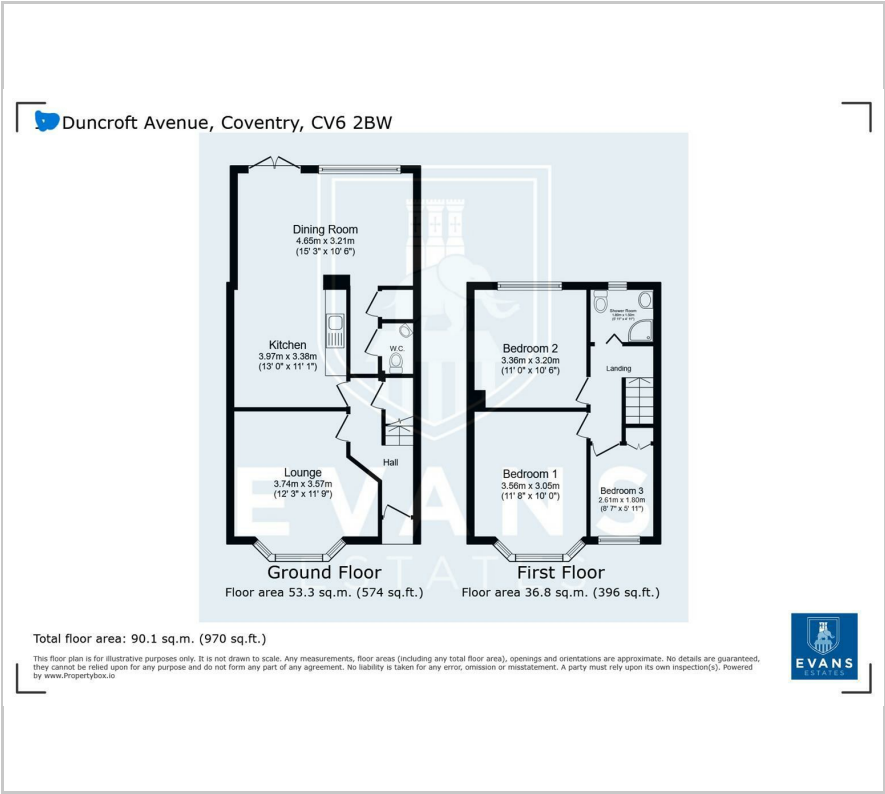
- Extended Family Home
- Three Bedrooms
- Off Road Parking
- Ground Floor Cloakroom

### Viewing

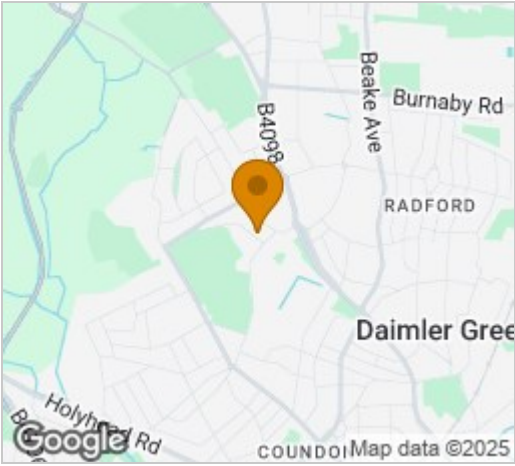
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



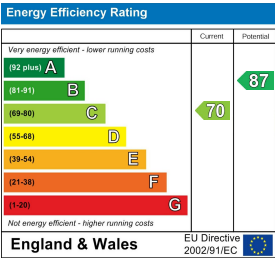
Floor Plan



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.