





# **Evenlode Crescent** , Coventry, CV6 1BU Offers over £255,000

Evans Estates is delighted to present this terraced house for sale that is in good condition, situated in the sought-after location of Coundon. With convenient access to public transport links, local amenities and nearby schools. This property boasts a blend of character and modern living, making it an excellent choice for a wide range of buyers. The property also has a large double garage at the bottom of the garden.

The property features an impressive count of two reception rooms, providing ample space for both relaxation and entertainment. The reception areas are well-lit and spacious, offering a warm, welcoming vibe that instantly makes one feel at home. The property also has a traditional and bright kitchen.

The house further benefits from three bedrooms, and stairs leading to a boarded loft space. Providing generous space for a family or for accommodating guests. The bedrooms are well-maintained and in good condition, providing comfortable living quarters.

The property also has a single bathroom that is well kept and functional.

An additional feature of this house is its boarded loft, which provides extra storage space or can be transformed into a cosy room depending on your needs.

## Viewing

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

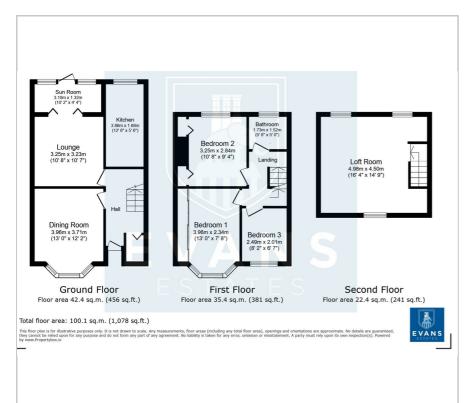








#### Floor Plan



### **Area Map**



## **Energy Efficiency Graph**

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









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