



**275 TELFER ROAD**  
COVENTRY, CV6 3DS


**£170,000**  
FREEHOLD

\*\*\* TWO BEDROOM HOME IN POPULAR RADFORD LOCATION OFFERING GARDEN TO REAR \*\*\* With fitted kitchen, two reception rooms, extended to rear, bathroom with shower and garden with garage to rear. Gas fire / electric heated. Offered for sale with tenants in situ at a gross rent of £9540 per annum.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>58</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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