



## Clifford Bridge Road Binley, Coventry, CV3 2DW Offers over £300,000

Evans Estates is delighted to present this charming semi-detached family home located on Clifford Bridge Road in the vibrant area of Binley, Coventry. Offered with no upward chain, this property is an excellent opportunity for those seeking a comfortable and well-appointed residence.

Upon entering, you are welcomed by a spacious entrance hall that leads to a thoughtfully refitted ground floor cloakroom and a modern kitchen, perfect for culinary enthusiasts. The generous through lounge and dining room provide an inviting space for family gatherings and entertaining guests, bathed in natural light from the adjoining conservatory.

The first floor boasts three well-proportioned bedrooms, ideal for family living or accommodating guests. A refitted shower room adds to the convenience of this lovely home.

Externally, the property features off-road parking for one vehicle, along with a garage for additional storage or parking needs. The rear garden is mature and offers a tranquil outdoor space, perfect for relaxation or family activities.

- Family Home
- No Upward Chain
- Off Road Parking
- Semi Detached
- Three Bedrooms
- Refitted Shower Room
- Refitted 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.



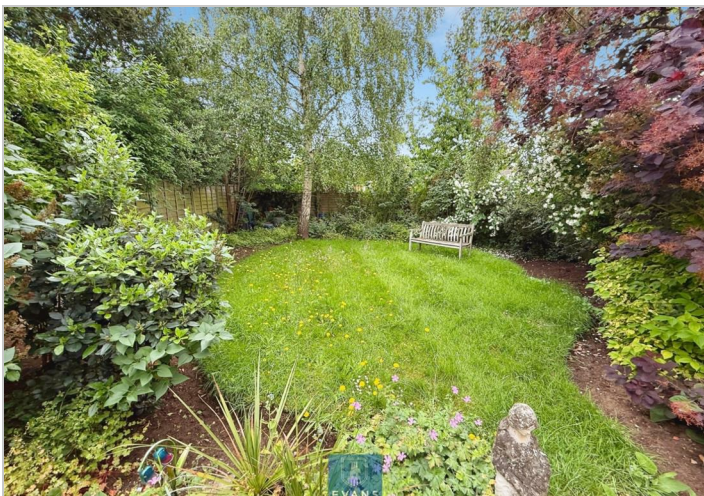
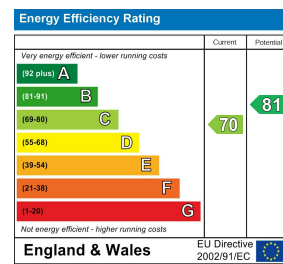
# Floor Plan



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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