



EVANS  
ESTATES



## John Tofts House, Leicester Row , Coventry, CV1 4AL Offers over £115,000

Evans Estates is delighted to introduce this 2-bedroom duplex, currently listed for sale. This property offers a spacious layout with one reception room and one kitchen, making it the perfect living space for a variety of potential buyers. It boasts two well-proportioned bedrooms and a practical bathroom.

The flat is located in a vibrant urban area, within walking distance of various local amenities. Its location offers the added convenience of excellent public transport links, making it an ideal choice for those commuting or travelling regularly.

This property falls under council tax band A, an added financial benefit for prospective buyers. It is an excellent purchase for first-time buyers looking for a home in a bustling area. It is also an attractive prospect for investors seeking a valuable addition to their portfolio, and it can serve as great university accommodation due to its proximity to local amenities and public transport.

With its fantastic location and practical layout, this flat presents a unique opportunity for a variety of buyers. Whether you are taking your first step onto the property ladder, looking for an investment, or searching for convenient university accommodation, this property could be the perfect match for 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.



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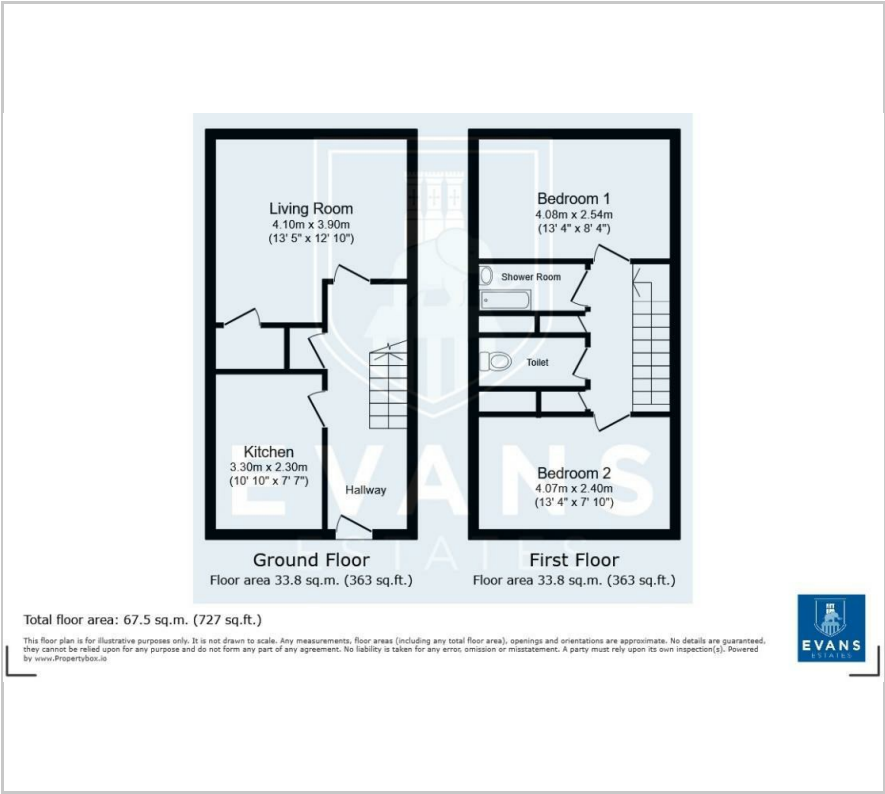
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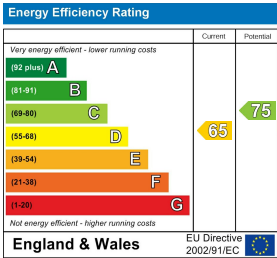
Floor Plan



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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