



## Knotting Way , Coventry, CV3 1LF Offers over £200,000

Evans Estates is delighted to present this beautifully refurbished two-bedroom end of terrace house located on Knotting Way in Coventry. This charming property is perfect for first-time buyers seeking a modern and comfortable home.

Upon entering, you are welcomed by a spacious entrance hall that leads to a stylishly refitted kitchen, ideal for culinary enthusiasts. The ground floor also features a convenient cloakroom, enhancing the practicality of the living space. The lounge is a bright and inviting area, complete with doors that open onto a beautifully landscaped rear garden, perfect for outdoor relaxation or entertaining guests.

Moving to the first floor, you will find two generously sized double bedrooms, providing ample space for rest and relaxation. The refitted bathroom on this level is both modern and functional, catering to all your needs.

Externally, the property boasts a charming front garden, adding to its curb appeal, along with the added benefit of one allocated parking space, ensuring convenience for you and your guests.

With double glazing and gas central heating throughout, this home offers both comfort and

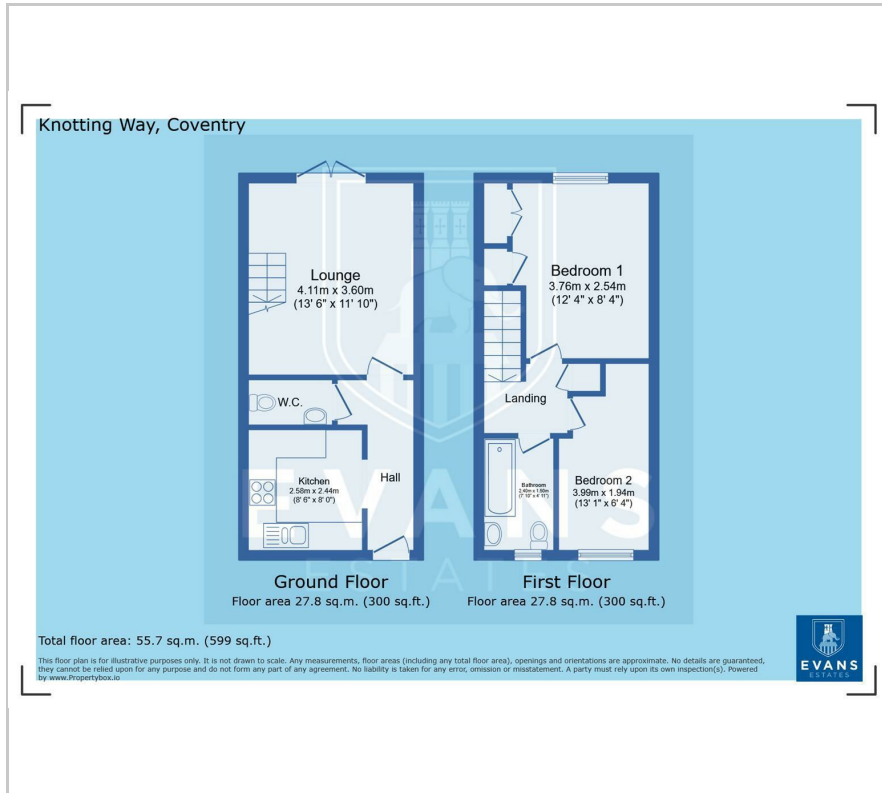
- End of Terrace
- Two Bedrooms
- Ideal First Time Buy
- Ground Floor Cloakroom
- Refitted Kitchen

### Viewing

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



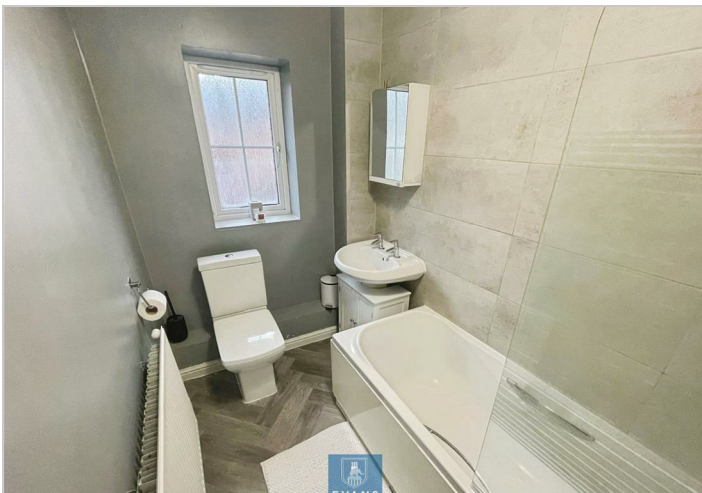
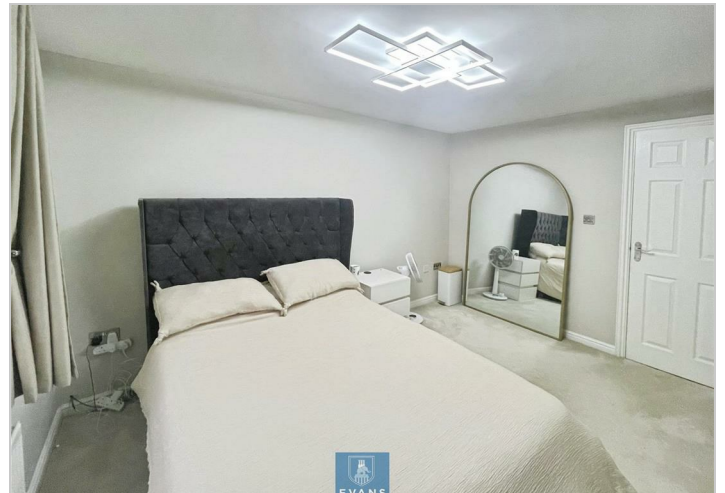
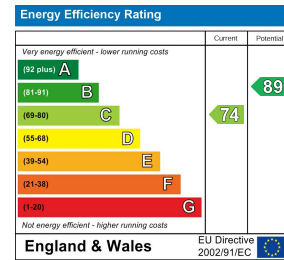
## Floor Plan



## Area Map



## Energy Efficiency Graph



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