



**Orion Crescent
Coventry
CV2 2FP**

- Semi Detached
- Three Bedrooms
- Double Glazing and Gas Central Heating
- Spacious Living Room

Asking Price Of £155,000

EPC Rating 'D'





Property Description

Cloud9 Estate Agents presents this three bedroom, semi detached property situated in the North East of Coventry with No Upward Chain!

With Double Glazing and Gas Central Heating (NOT TESTED) this ideal first-time purchase/investment opportunity briefly comprises; A small entrance lobby, a living room followed by a kitchen/dining room. Upstairs you will find three bedrooms and one family bathroom.

Externally, enjoy a fore garden and a rear garden.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there



are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.



The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

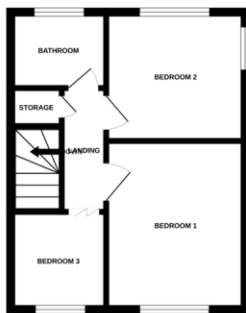
Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

LIVING ROOM

3.83m x 4.46m Max

KITCHEN/DINER

4.77m x 2.58m Max

BEDROOM 1

2.81m x 3.47m Max

BEDROOM 2

2.81m x 3.73m Max

BEDROOM 3

1.96m x 2.04m Max

BATHROOM

1.87m x 1.98m Max

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements