



**Emscote Road
Coventry
CV3 1HF**

- Two-bedroom mid-terraced home
- NO CHAIN
- Street parking
- Gas central heating

Guide Price £160,000

EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is DELIGHTED to introduce to you, this TWO-bedroom mid-terrace home. In the heart of CV3, this much-loved home is ideal for first-time buyers, families or investors. Located down a quiet road off the favoured Binley Road.

On the ground floor of this BRILLIANT home is the lounge, lounge / diner, kitchen, and the bathroom – you can have a long soak and feel like you're in a spa!

Traveling upstairs you will be greeted TWO double bedrooms - providing ample space for you and your family.

To the rear of your future home is a great sized outdoor living space – the perfect place to relax or entertain.

Within close proximity to a main road – providing great travel links with shops and amenities nearby – what are you waiting for?





Don't just look to the photos – call Cloud9 Estates TODAY to book your viewing!

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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 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 are advised to recheck the measurements