



Scan me to get a **detailed property report & valuation** on your house!



George Ebburn Close,
Asking Price £269,995

complete
ESTATE AGENTS

George Ebburn Close, , Coventry

Complete Estate Agents are proud to introduce this semi-detached home on George Ebburn Close, Coventry. Built in 2017, this charming property offers a perfect blend of modern living and everyday comfort, with a contemporary design and well-maintained accommodation ideal for families or professionals.

Spanning approximately 807 square feet, the house features three well-proportioned bedrooms, providing ample space for rest and relaxation. The layout includes a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home, and the property further benefits from an integrated garage and off-road parking for added convenience.

The location is particularly appealing, with easy access to local amenities, schools and transport links, making it a practical choice for commuters and those seeking a vibrant community atmosphere. The surrounding area also offers a variety of parks and recreational facilities, ideal for families and outdoor enthusiasts alike.

This semi-detached house on George Ebburn Close presents a fantastic opportunity to acquire a modern home in a sought-after location. With its thoughtful design and generous living space, it is sure to attract strong interest, so early viewing is highly recommended.

Location

Situated in Coventry, this home offers the perfect blend of urban convenience and suburban tranquillity. Explore nearby amenities, parks, schools, and transport links, ensuring easy access to everything you need.

Entrance/Porch

Composite front door, with door leading to living room.

Living Room 16'2" x 10'3" (4.93 x 3.13)

Entering through the door into a welcoming living area, with access to the hallway, double glazing to the front elevation, and gas central heating throughout.

WC

Convenient downstairs cloakroom/WC



Open plan Kitchen/Dining Room 18'10" x 7'8"

(5.75 x 2.34)

Spacious modern open-plan kitchen/dining room, perfect for everyday living and entertaining.

Landing

Doors to bedrooms and bathroom.

Bedroom One 13'10" x 9'6" (4.24 x 2.90)

Double bedroom with double-glazed windows and doors leading to the en-suite.

En-Suite to Bedroom One 7'1" x 5'10" (2.18 x 1.78)

En-suite with double shower, toilet, and basin.

Bedroom Two 11'3" x 8'8" (3.43 x 2.66)

Double bedroom with double-glazed windows.

Bedroom Three 9'10" x 7'10" (3.01 x 2.41)

Third bedroom providing ample space and double-glazed windows.

Master Bathroom 9'4" x 5'4" (2.85 x 1.64)

Family bathroom featuring a full-size bath, toilet, and wash basin—perfect for everyday family use.

Garage 17'3" x 7'11" (5.28 x 2.42)

Single garage for convenient off-road parking and storage.

Rear Garden

Low-maintenance, fully enclosed garden featuring artificial turf and a patio area.





Total floor area: 97.6 sq.m. (1,050 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.