



**Hastings Road
Coventry
CV2 4JE**

- Two-bedroom mid-terraced home
- On road parking
- GREAT first time purchase
- Total floor area - 67 square metres

Offers Over £160,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is pleased to introduce this much-loved, two-bedroom mid-terraced home. In the heart of CV2 this home is perfect for families and first-time buyers.

On the ground floor you could be the proud owner of TWO reception rooms – which can be used as a lounge and separate dining room, the family kitchen and spacious shower room.

Moving on up to the first floor and two DOUBLE bedrooms – providing space for you and your family.

To the rear of this home, you can spend your off time relaxing in the garden – although it will require TLC if you're a keen gardener.

This home is within close proximity to Walsgrave Road – providing great travel links and a direct route to Coventry City centre.



Don't just look at 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 | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 56 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