



31 BUCKINGHAM RISE COVENTRY, CV5 9HF

£220,000
FREEHOLD

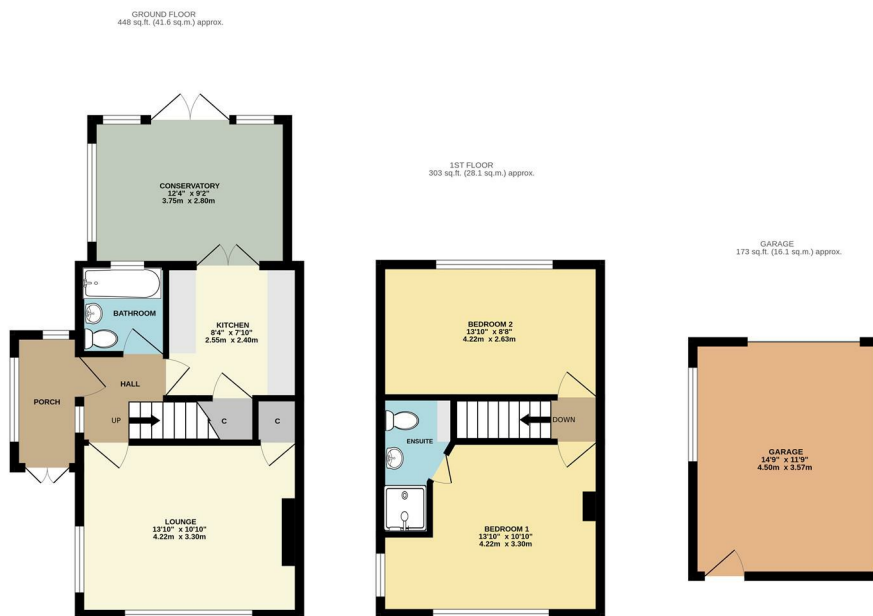
James Whalley is proud to present this two-bedroom semi-detached home in the desirable area of Allesley Park, offered to the market with no onward chain.

Upon entering, you are welcomed by an entrance hallway leading to the front lounge, downstairs bathroom, modern kitchen and conservatory, providing additional living space.

On the first floor, the property benefits from a master bedroom with an en-suite, alongside a second double bedroom.

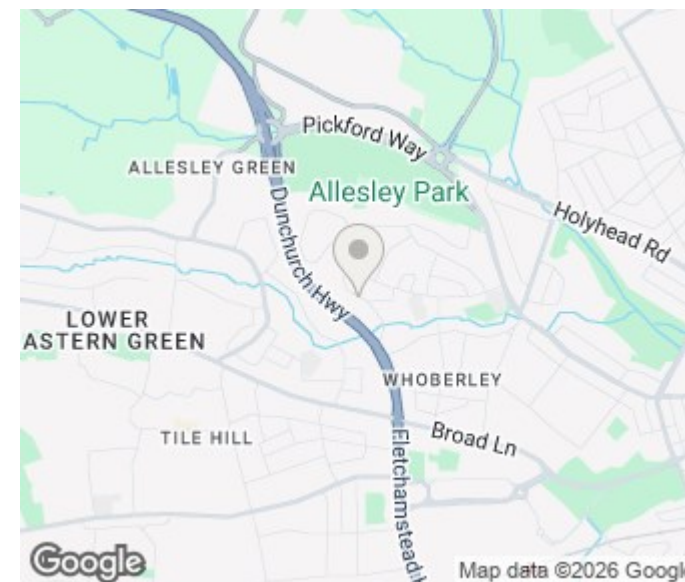
Externally, the property boasts a rear garden, with a garage located to the rear offering rear access and off-road parking. To the front, there is a porch and a paved

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TOTAL FLOOR AREA : 924 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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