



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£260,000

Located in

Coventry





# Siddeley Avenue

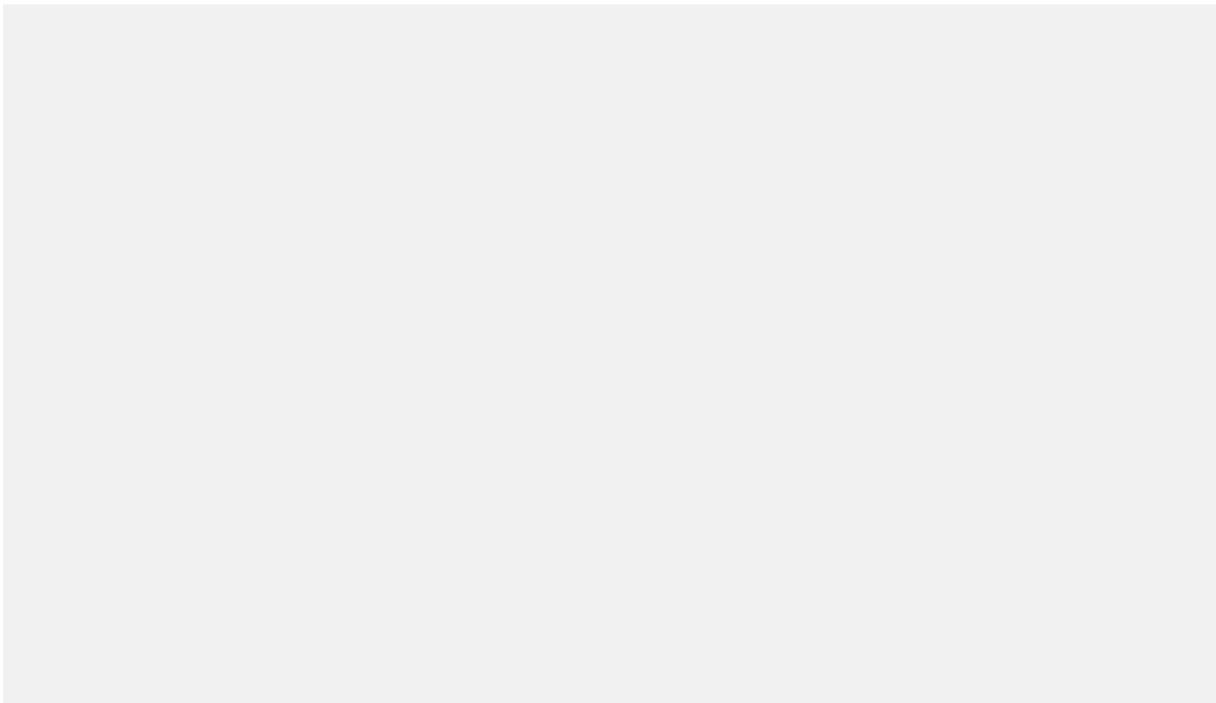
Coventry | CV3 1FZ



Emma Sheridan is delighted to introduce this extended three-bedroom family home, offering over 1,000 sq ft of welcoming living space and coming to the market with no onward chain. Having been lovingly owned by the same family for more than forty years, this is a home full of warmth, memories and space to grow, ready for its next chapter.

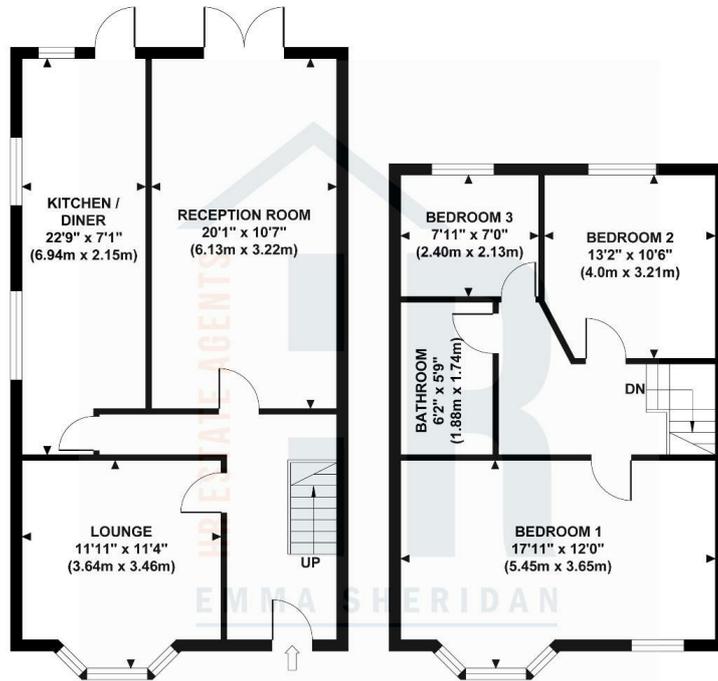
# Siddeley Avenue

£260,000 Freehold



# SIDDELEY AVENUE

Approximate Gross Internal Area 1096 sq ft / 101.8 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 608 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 488 SQ FT

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Council Tax Band B

## Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ

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