

17 Daffern Avenue, Gun Hill, Coventry, CV7 8GR

*** AVAILABLE NOW *** This well-presented three-bedroom mid-terraced home is located in the semi-rural village of Gun Hill / New Arley, Coventry, set within a quiet cul-de-sac just off Frederick Road and close to open countryside - ideal for families or professionals seeking a peaceful setting with good connectivity.

The property comprises an entrance hallway, a front lounge with bay window, a separate dining room, an extended and well-appointed fitted kitchen, and a ground floor bathroom. To the first floor are three bedrooms, all well proportioned.

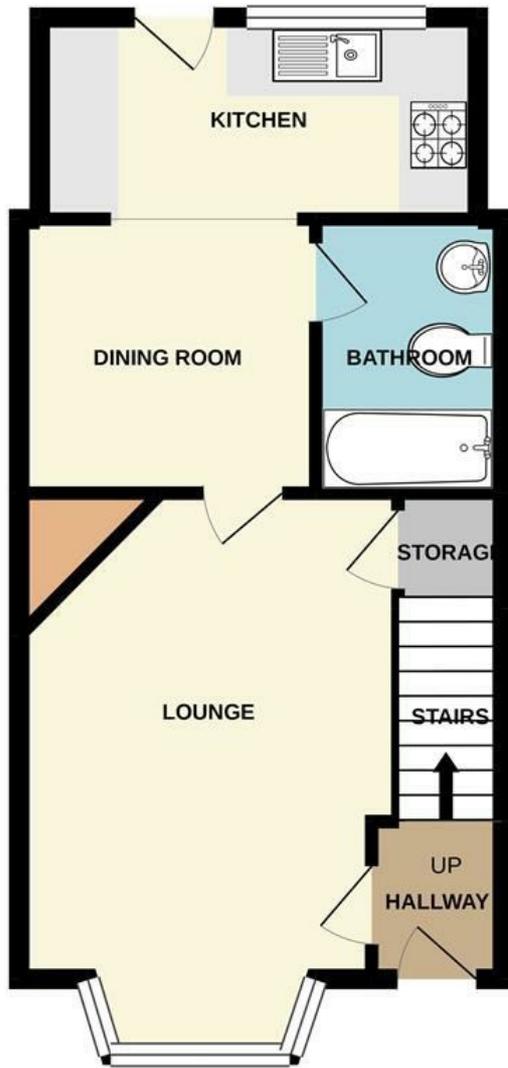
Externally, the property benefits from a lawned foregarden and a rear garden providing off-road parking via a double-width driveway. Additional features include gas central heating, UPVC double glazing, and modern external fittings.

Offered UNFURNISHED. Council Tax Band A. Energy Rating D.

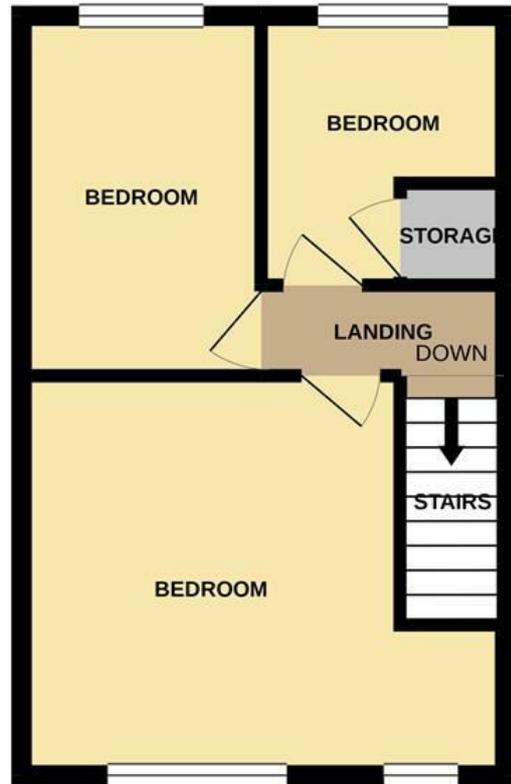
- Available Now
- Semi Rural New Arley location
- 3 Bedrooms
- Semi Detached House
- Unfurnished
- Council Tax Band A
- Energy Rating D

£925 PCM

GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.



1ST FLOOR
28.5 sq.m. (306 sq.ft.) approx.



TOTAL FLOOR AREA: 64.9 sq.m. (699 sq.ft.) 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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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	

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