



## Fraser Road , Coventry, CV6 2EU Offers over £175,000

Evans Estates is delighted to present this charming end-terrace house located on Fraser Road in the desirable Keresley area of Coventry. This delightful property is offered with no upward chain, making it an ideal choice for those looking to move in without delay.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge dining room, perfect for both relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits, while a convenient ground floor cloakroom adds to the practicality of the home.

The first floor boasts two inviting bedrooms, each offering a peaceful retreat. A recently refitted shower room enhances the modern appeal of the property, ensuring that it meets the needs of contemporary living.

The house benefits from double glazing and gas central heating, providing warmth and comfort throughout the year. Externally, you will find gardens to both the front and rear, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

This property is an excellent opportunity for first-time buyers, small families, or investors looking to add to their portfolio. With its convenient location and well-maintained features, this home is sure to attract interest. Do not miss the chance to make this delightful house your new home in the vibrant Sky Blue City of Coventry.

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.

- No Upward Chain
- Two Bedrooms
- Ground Floor WC
- Refitted Shower Room



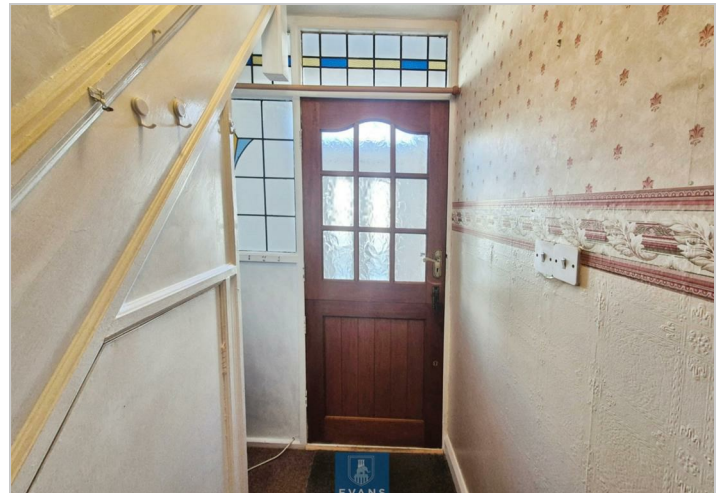
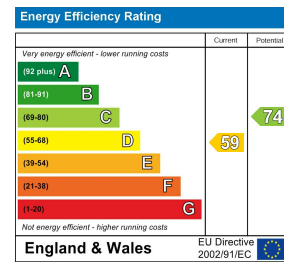
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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