



84 TENNYSON ROAD COVENTRY, CV2 5JA

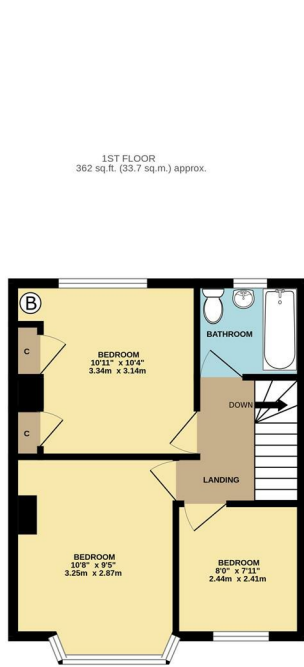
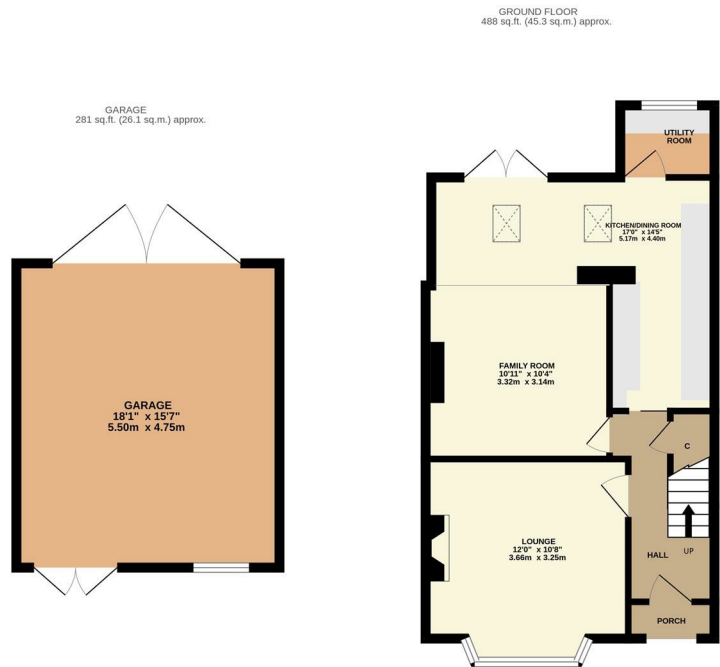
£260,000
FREEHOLD

James Whalley is proud to present this well-presented three-bedroom extended family home, offered to the market with no onward chain.

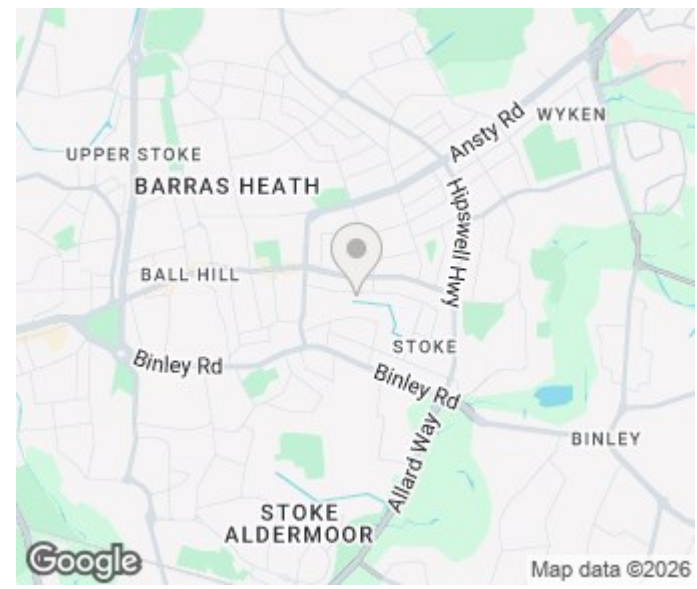
Upon entering, you are welcomed by a spacious entrance hall leading to a bright front lounge, benefiting from a bay window that allows plenty of natural light. To the rear of the property is a generous family/dining room with an open-plan feel, flowing seamlessly into the kitchen. The ground floor further benefits from a useful utility room and French doors opening directly onto the rear garden, making it ideal for modern family living and entertaining.

To the first floor, the property offers three well-proportioned bedrooms and a modern family bathroom.

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TOTAL FLOOR AREA: 1132 sq.ft. (105.1 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		70	80
(55-68) D			
(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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