



71 MASSER ROAD COVENTRY, CV6 4JX

£210,000
FREEHOLD

James Whalley is proud to present this well presented three bedroom end terrace property, ideal for first time buyers or investors alike.

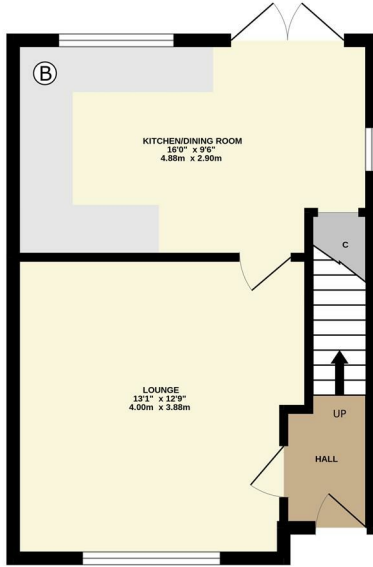
Upon entering, you are welcomed by an entrance hallway leading through to a spacious front lounge and a modern rear kitchen diner, benefitting from two sets of French doors opening directly onto the patio area, creating a bright and airy living space ideal for entertaining.

To the first floor, the property offers two double bedrooms, a single bedroom / study and a family bathroom.

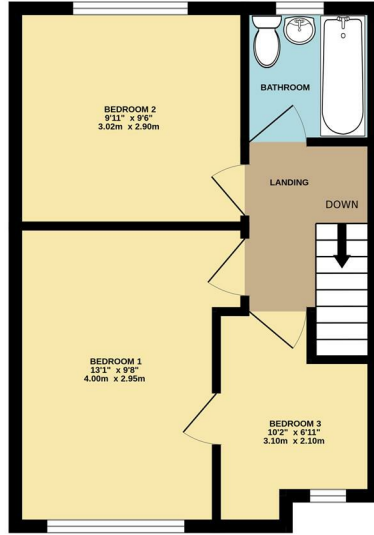
Externally, the property benefits from hardstanding to the front providing off road parking, along with a private rear garden.

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GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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			87
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: A

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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