



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

£170,000

Located in

Coventry





Winston Avenue

Coventry | CV2 1EB

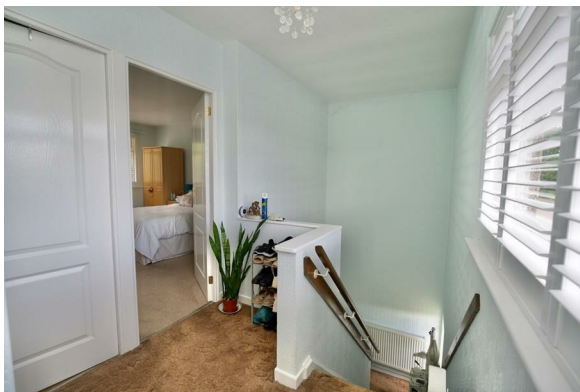


This spacious two bedroom terraced house is located close to schools, shops and road links to get you easily around the city. The home is in an immaculate condition throughout and features spacious rooms, a ground floor WC and large garden. Other benefits include double glazed windows and a gas combination boiler.

The property is comprised: entrance porch, ground floor WC, Hallway, Lounge and Kitchen/diner on the ground floor. To the first floor there are two large double bedrooms and a family bathroom. To the exterior there is parking to the front and a large garden to the rear with a patio and lawn. A viewing is highly recommend.

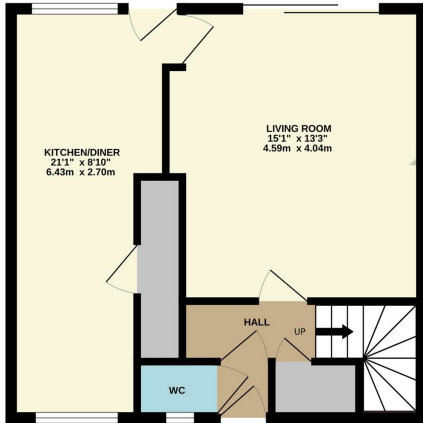
Winston Avenue

£170,000 Freehold

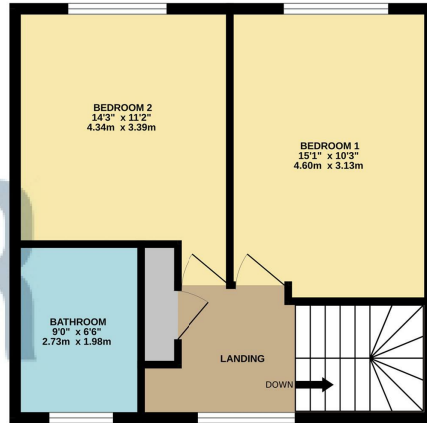


- Two Bed Terraced House
- Large Garden
- Double Glazed Windows
- Great Transport Links
- Spacious Rooms
- Ground Floor WC
- Gas Combination Boiler
- Local Shops and Schools

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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Council Tax Band A

Local Authority Coventry City Council

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) A		
(81-91) B		
(69-80) C		
(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	

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CV3 4FJ

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