

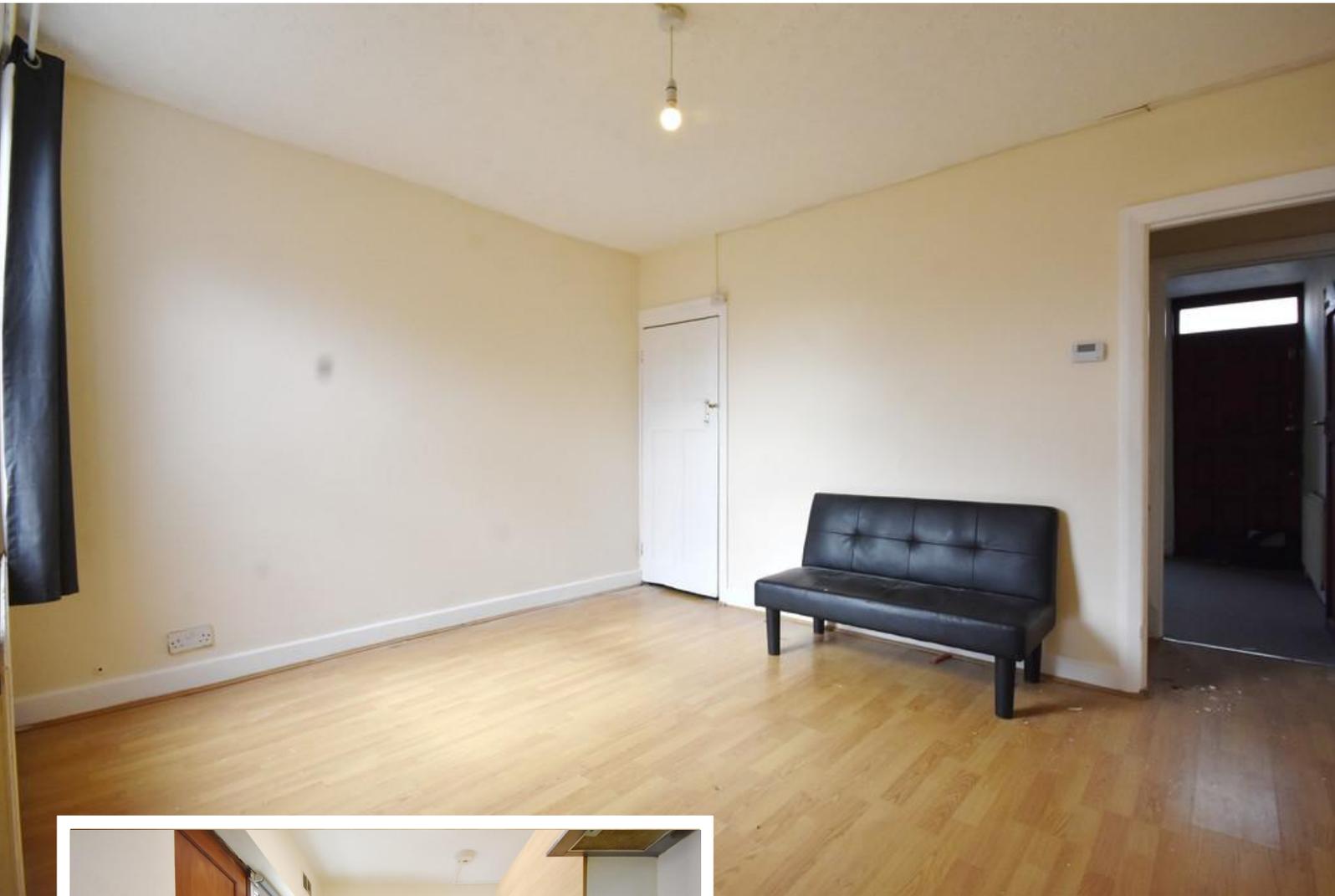


**Arbury Avenue
Coventry
CV6 6FD**

- Two-bedroom end-terraced home
- LARGE rear garden
- Move in ready
- Great travel links

Guide Price £145,000
EPC Rating '63'





Property Description

ABOUT THE PROPERTY

Hello reader! The search is over . . . Cloud9 Estates are delighted to introduce to you this TWO bedroom, end-terraced home, in the CV6 area of Coventry this home is the ideal first-time purchase.

On the ground floor you will discover TWO reception rooms, one with bay windows overlooking Arbury Avenue, the family kitchen and family bathroom – making it easier when nature calls so guests won't have to walk upstairs!

Journeying upstairs to the first floor are TWO light and bright DOUBLE bedrooms, both with plenty space for rest and recuperation.

To the rear of the home is a LARGE outdoor living space, currently grassed the garden has so much potential – can't you just see yourself enjoying the nice weather!

Located just off the Foleshill Road, this home has great travel links with a direct route to Coventry City Centre.



No wait any longer! Call Cloud9 Estates TODAY to book your viewing, we're waiting for you!

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



LOUNGE

3.78m x 3.79m max

LOUNGE / DINER

3.78m x 3.23m max

KITCHEN

1.76m x 3.79m max

BATHROOM

1.94m x 1.46m max

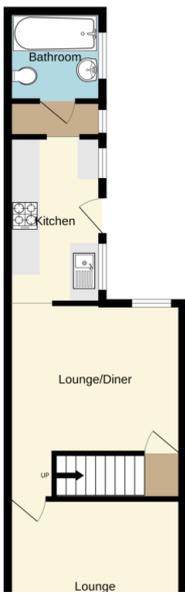
BEDROOM ONE

3.10m x 3.79m max

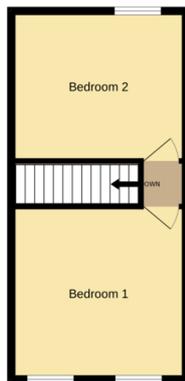
BEDROOM TWO

3.25m x 3.79m max

Ground Floor



1st Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements