



**127 Telfer Road, Coventry, CV6 3DH**  
£180,000 Freehold

  
**MARTIN & CO**

# Telfer Road, Coventry

2 Bedrooms, 1 Bathroom

£180,000

- LOUNGE DINER
- EXTENDED REAR KITCHEN
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- MODERN GAS COMBI BOILER
- DOUBLE GLAZED
- OFF ROAD PARKING AT THE FRONT

AN EXTENDED TWO BEDROOM END TERRACED HOUSE IN COVENTRY.

Comprising front entrance, lounge/diner, extended kitchen, first floor landing, two double bedrooms and bathroom. Gas central heating and double glazed. Off road parking at the front, with rear garden and access to the double garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

**HALLWAY** Enter the home and there are the stairs to the first floor in front of you and the entrance to the lounge/diner to the left.

**LOUNGE/DINER** 11' 7" x 20' 3" (3.55m x 6.19m) Having wooden laminate flooring with a "through lounge/diner" room. Double glazed windows and access to the kitchen at the rear.

**EXTENDED KITCHEN** 5' 11" x 17' 1" (1.82m x 5.22m) Rear "galley kitchen" which overlooks the garden and provides access to the patio. Having white fronted wall and base units, gas hob and electric oven.

**LANDING** Providing access to all the first floor rooms

**FRONT BEDROOM** 14' 8" x 11' 10" (4.49m x 3.63m) Having a carpeted floor and built in wardrobes, and overlooks the front of the home via a double glazed window.

**REAR BEDROOM** 9' 6" x 10' 8" (2.90m x 3.26m) Rear double bedroom overlooks the garden and has a carpeted floor.

**BATHROOM** 4' 11" x 6' 3" (1.50m x 1.91m) Rear bathroom consisting of WC, sink and bath with shower over. Double glazed frosted window.

**OUTSIDE** Front driveway for off road parking. Rear slabbed patio area and lawned garden leading up to the detached brick built double garage.

**DOUBLE GARAGE** 15' 7" x 17' 10" (4.75m x 5.45m) The garage has a large electric door and access from the rear.





Approx Gross Internal Area  
63 sq m / 680 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA  
T: 01455 636349 • E: hinckley@martinco.com

# 01455 636349

<http://www.martinco.com>

**MAR** **TIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property shown on this contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

not limited to carpets,  
on any journey to see a  
ulars are not an offer or  
ot tested any apparatus,