



## 8 ETHELFIELD ROAD

COVENTRY, CV2 4BW

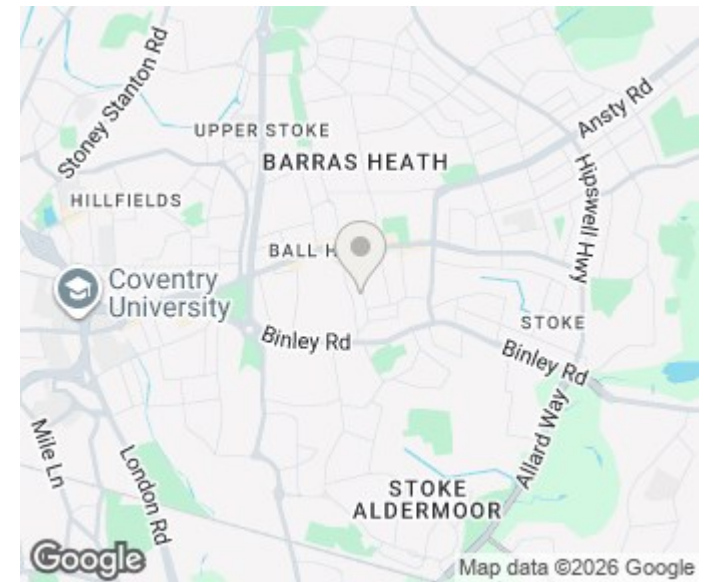
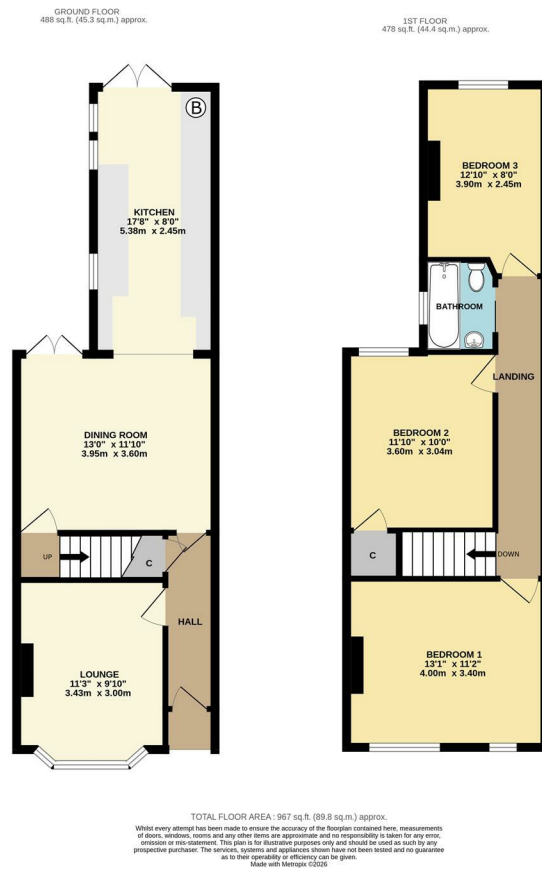
**£260,000**  
**FREEHOLD**

James Whalley is proud to present this recently refurbished three-bedroom terraced home to the market with no onward chain.

Upon entering, you are welcomed by an entrance hallway leading into a bright front lounge benefiting from the bay window. To the rear is a second reception room/dining room with brand-new French doors opening onto the garden, alongside a newly refitted kitchen. The property also benefits from a new boiler, conveniently located downstairs away from the bedrooms, with the kitchen also benefiting from newly fitted French doors.

To the first floor are three generous-sized bedrooms and a family bathroom.

**suave**



| 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 |           |

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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