



EVANS
ESTATES



Belgrave Road , Coventry, CV2 5BL Offers over £195,000

* Boasting a traditional design, the property does require a modern touch to truly unlock its potential * The property offers generously proportioned living spaces across two reception rooms, perfect for family living and for hosting guests.

Further on, the property boasts a practical kitchen space. Although functional in its current form, it could benefit immensely from updates to its design and fixtures, offering potential buyers an excellent opportunity to put their personal stamp on the property.

There are three good-sized bedrooms on offer, further strengthening the appeal for families or those anticipating regular guests. A single bathroom services the property, and while dated, this space also provides an excellent canvass for new owners to install contemporary fittings in line with their tastes.

One of the property's strongest attributes is its location. Notably urban, it is ideally situated with public transport links, near reputable schools, and within easy access to local amenities. Furthermore, it resides in a highly sought-after locale promising a bustling yet congenial community atmosphere.

This is a fabulous opportunity to purchase a wonderfully potential-rich house ripe for modernisation in a vibrant residential setting.

- No Chain
- Popular Location
- Rear Access
- Close to UHCW

Viewing

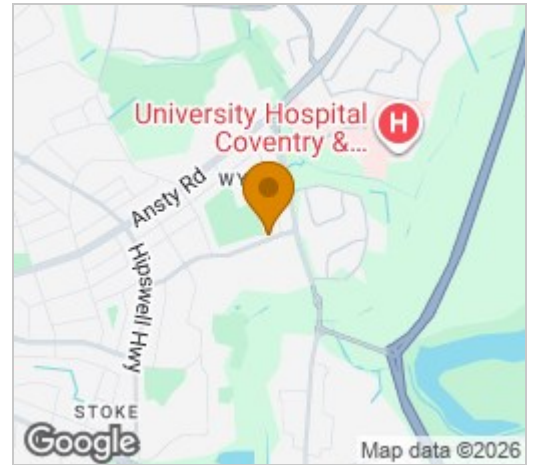
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



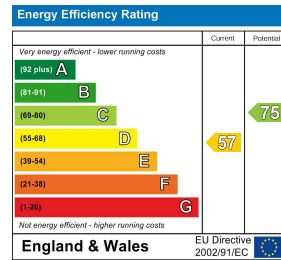
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

47 Headington Avenue, Coventry, West Midlands, CV6 2GX

Tel: 02476333363 Email: info@evans-estates.co.uk <https://www.evans-estates.co.uk>