



## Leofric Street , Coventry, CV6 1JQ Offers over £185,000

Evans Estates is delighted to present this charming three-bedroom terraced house located on Leofric Street in the desirable area of Coundon, Coventry. This property is offered with no upward chain, making it an ideal choice for those looking to move in swiftly.

Upon entering, you are welcomed by a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation or entertaining guests. Adjacent to the lounge is a well-proportioned dining room, providing an inviting space for family meals. The kitchen is conveniently situated, offering practicality for everyday living.

On the first floor, you will find three generously sized bedrooms, each providing ample space for personalisation and comfort. The bathroom is also located on this level, catering to the needs of the household.

Externally, the property boasts gardens to both the front and rear, offering outdoor space for gardening enthusiasts or a safe area for children to play. The presence of double glazing and gas central heating ensures a warm and energy-efficient home throughout the year.

This terraced house presents an excellent opportunity for first-time buyers, families, or

- No Upward Chain
- Three Bedrooms
- Two Reception Rooms

### Viewing

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



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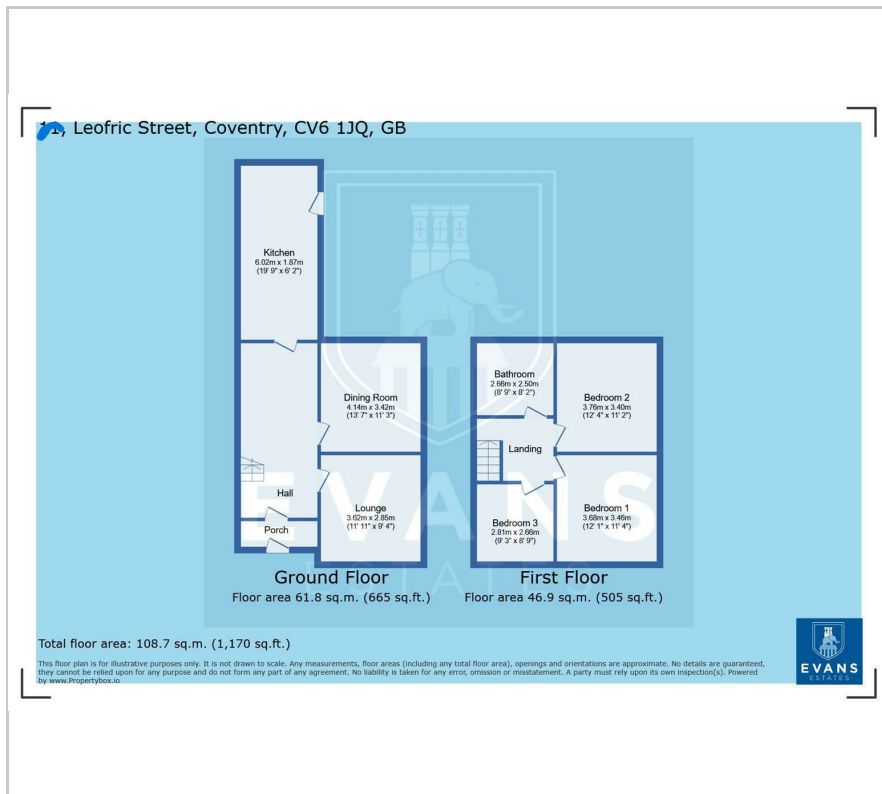


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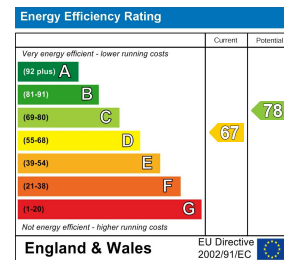
## Floor Plan



## 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.

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