



## 16 DENHAM AVENUE COVENTRY, CV5 9HW

**£185,000**  
**FREEHOLD**

James Whalley is delighted to present this two-bedroom end-of-terrace home, offered to the market with no onward chain, situated in the highly desirable Allesley Park area of Coventry.

Upon entering the property via the side entrance, you are welcomed into an entrance hallway leading to a spacious lounge located at the front of the home, along with a fitted kitchen and a ground-floor bathroom.

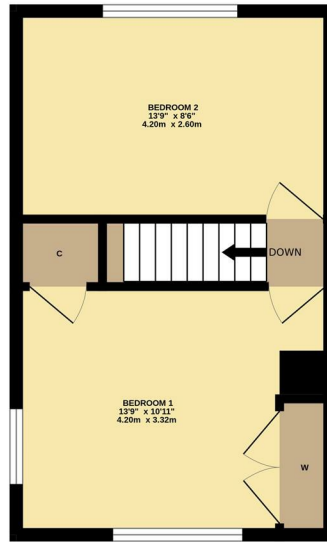
To the first floor, the property offers two generous double bedrooms.

**suave**

GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.

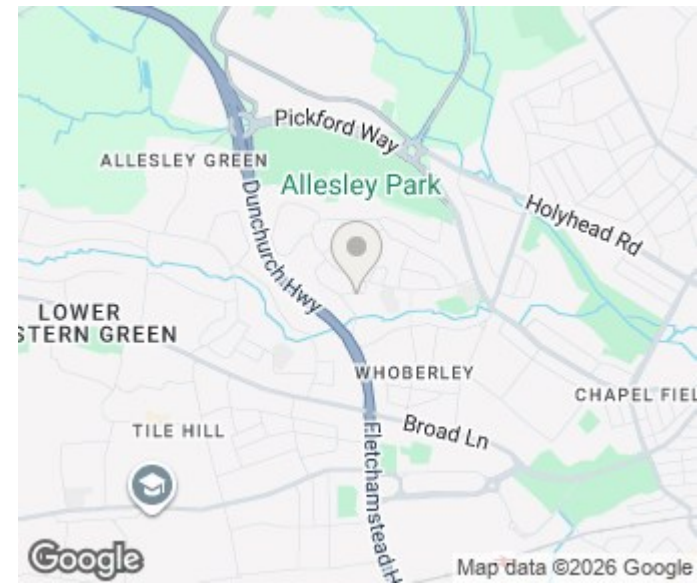


1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

EPC Rating: 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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