



## Donnington Avenue , Coventry, CV6 1FN Offers over £210,000

Evans Estates is delighted to present this charming two-bedroom mid-terrace house located on Donnington Avenue in the desirable Coundon area of Coventry. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those seeking a cosy home.

Upon entering, you are welcomed by an inviting entrance hall that leads to a spacious lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen diner provides a functional space for culinary pursuits, ensuring that meal preparation is both enjoyable and efficient.

The first floor features two generously sized bedrooms, providing ample space for rest and personalisation. A well-equipped bathroom completes the upper level, catering to all your daily needs.

This property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Externally, you will find gardens to both the front and rear, offering a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air.

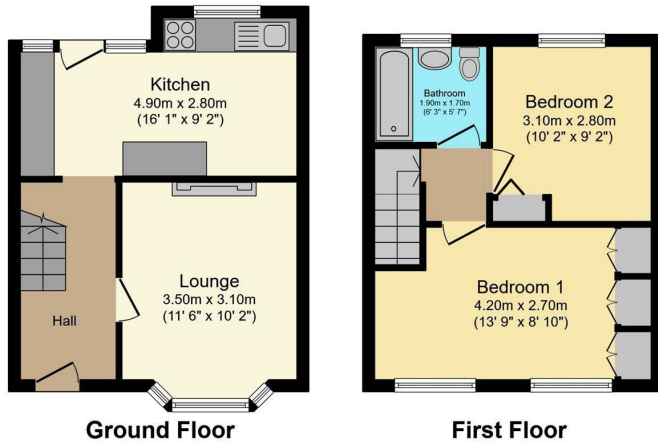
- Well Presented Terraced House
- Lounge and Refitted Kitchen Diner
- Two Double Bedrooms
- Family Bathroom
- Ideal First Time Buy

### 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



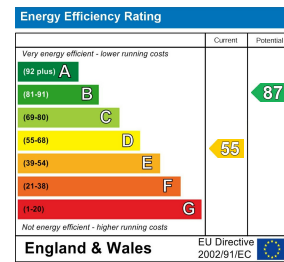
Total floor area 59.4 sq.m. (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## 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](mailto:info@evans-estates.co.uk) <https://www.evans-estates.co.uk>