

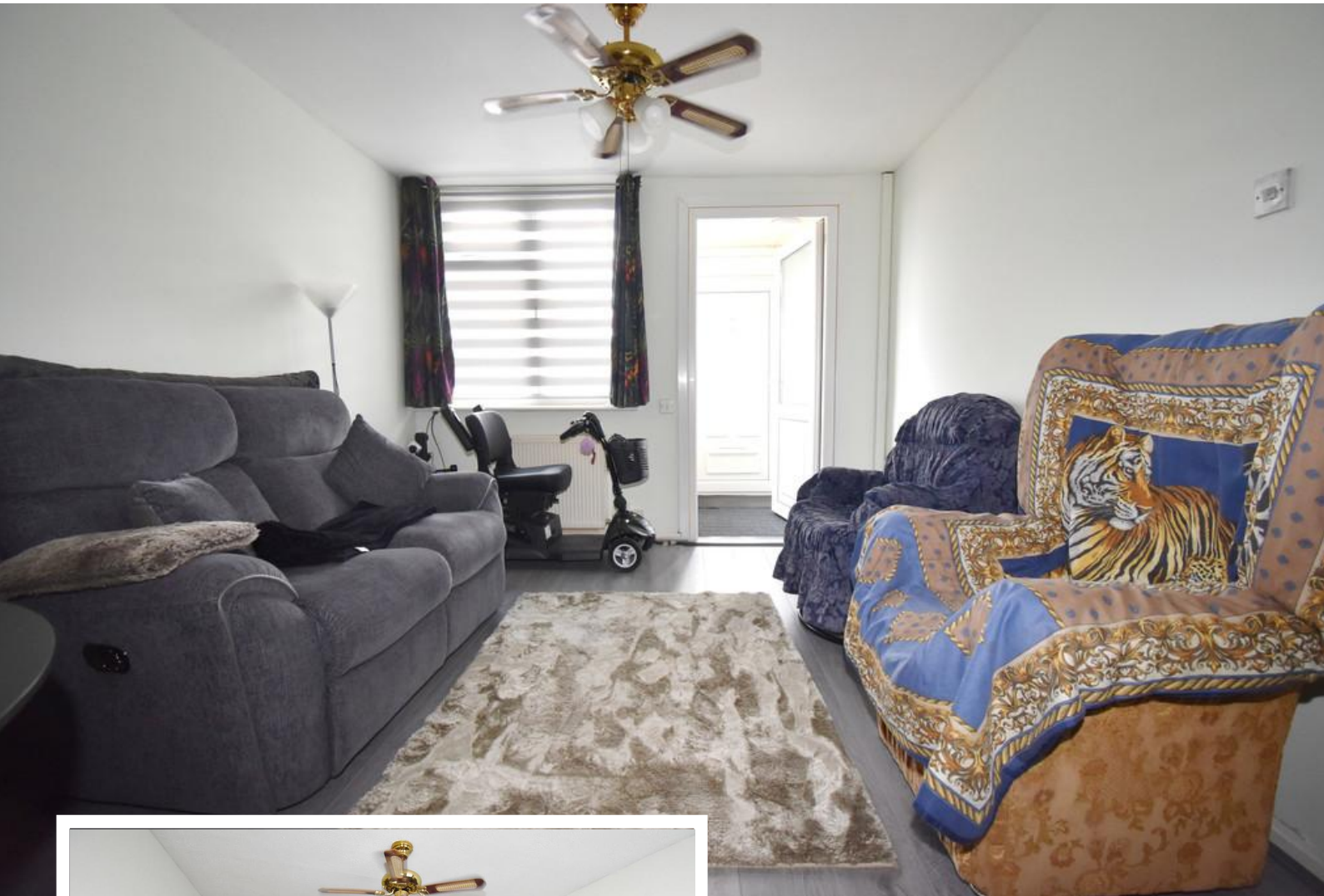


Mayflower Drive
Coventry
CV2 5NP

- Driveway
- Garage
- Master Bedroom With Ensuite
- Fully Double Glazed

Guide Price £245,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are pleased to introduce this FOUR-bedroom, mid-terraced home. In the CV2 area of Coventry, this home is the PERFECT first-time purchase for couples or families.

On the ground floor of this much-loved home is the garage, family lounge, kitchen and bedroom with an ensuite / wet room.

Moving on upstairs, you will see THREE light and bright DOUBLE bedrooms, the family shower / bathroom and separate WC.

To the rear of this home is a great sized, low maintenance, outdoor living space – just waiting for you to add your special touch.

Located on a bus route, with off road parking and a Co-op just down the road – this home is HOT PROPERTY!



Don't wait! Call the award winning Cloud9 Estates TODAY to book your viewing!

Important Note To Purchasers

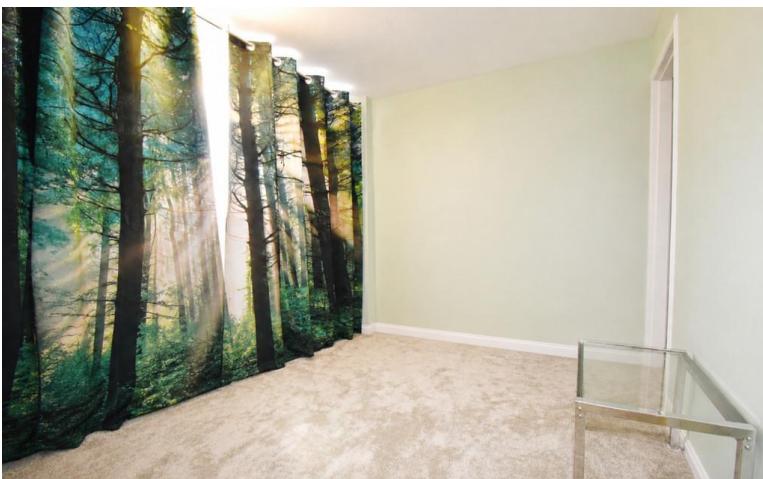
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.



LOUNGE

7.15m x 3.07m max

KITCHEN

6.04m x 2.17m max

GARAGE

4.74m x 2.62m max

BEDROOM ONE

2.86m x 3.72m max

ENSUITE / WET ROOM

1.74m x 1.60m max

BEDROOM TWO

3.07m x 4.04m max

BEDROOM THREE

3.06m x 2.51m max



BEDROOM FOUR
 3.07m x 2.29m max
 SHOWER AND BATHROOM
 2.23m x 1.55m max
 WC
 1.42m x 0.82m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
 Coventry
 Warwickshire
 CV2 4ED

www.cloud9estates.co.uk
 sales@cloud9estates.co.uk
 02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements