



HR ESTATE AGENTS

2 Bedrooms

House - Mid Terrace

Offers Over

£180,000

Located in

Coventry





# Bristol Road

Coventry | CV5 6LH



A great opportunity to acquire this two bedroom house in the sought after area of Earlsdon. Located within walking distance of shops, parks, schools, pubs and restaurants this home would be a fantastic buy for any first time buyer, family or Investor. The house has spacious rooms and benefits from having a gas combination boiler and double glazed windows.

The property is comprised; lounge, diner, kitchen and bathroom on the ground floor. On the first floor there are two double bedrooms. To the exterior of the property there are gardens to both the front and rear. A viewing is highly recommended.

# Bristol Road

£180,000 Freehold



- Two Bed Terraced House
- Double Gazed Windows
- No Chain
- Gas Combination boiler
- Local Shops, Parks, Pubs and Restaurants

## Council Tax Band A

### Local Authority Coventry City

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>71</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	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

  
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