



**Anglian Way
Coventry
CV3 1PE**

- Mid-terrace House
- Three Storeys
- Total Floor Area: 120 Square Metres
- Gas Central Heating

Offers Over £280,000
EPC Rating 'C'





Property Description

****CALLING ALL FIRST TIME BUYERS**** Cloud9 Estates is pleased to introduce this FOUR-bedroom townhouse. In the CV3 area of Coventry, this is the ideal first time purchase or investment opportunity.

This townhouse is set over three floors, on the ground floor is the family kitchen and the lounge / diner – with double doors leading to the rear garden and a handy WC.

Moving up to the first floor you will discover two DOUBLE bedrooms and the bathroom.

Moving further on up to the second floor, are a further two DOUBLE bedrooms - one of which has an en-suite.

To the rear of this home is a great sized outdoor living space – which is low maintenance.

With off road parking and close to local shops and amenities – what are you waiting for?





Call 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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