



**Broomfield Road, Coventry
CV5 6LB**

Offers Invited £185,000

Freehold - Coventry Council Band: A - EPC: D

Pointons are proud to offer this two bedroom brand-new refurbished property in the popular location of Earlsdon, close to Earlsdon High Street and within walking distance to the city centre, this property is perfect for first time buyers or investors

In brief the property consists of a living room, separate dining room, new fitted kitchen, brand-new three-piece suite bathroom.

To the first floor, you will find two double bedrooms and an additional WC

Externally to the rear of the property you will find a patio and lawn area where side access to the front of the house, to the front a small low maintenance garden



Living Room

11'2" x 11'2" (3.41m x 3.40m)

New PVC door to enter property, window front radiator to side, Fireplace, door to:

Dining Room

11'5" x 11'2" (3.49m x 3.40m)

Radiator to side window to rear, under stair storage, door to:

Kitchen

12'2" x 6'5" (3.70m x 1.95m)

Fitted with matching base and eye level units, grey tile to splashback and window ledge, laminated wooden worktop with sink, drainer and mixer tap, integrated gas hob with electric oven, space and plumbing for washing machine, space for fridge freezer, rear door garden, door to:

Bathroom

10'0" x 6'5" (3.06m x 1.95m)

Fitted with a three piece suite consisting of a deep panelled bath with individual taps, shower hose, head and shower screen, close coupled WC, vanity hand wash basin tiling to all walls and floor, radiator and window to side

Bedroom 1

11'2" x 14'11" (3.41m x 4.54m)

Window and radiator to front, chimney stack

Bedroom 2

11'5" x 11'2" (3.49m x 3.40m)

Window and radiator to rear, door to storage cupboard

WC

6'11" x 3'5" (2.11m x 1.04m)

Fitted with a two piece suite, consisting of a close coupled WC, vanity hand wash basin.

Good to Know

Freehold

Floor area: 815.10 sqft

Energy efficiency rating: D

Council tax band: A

Year built: 1900-1920

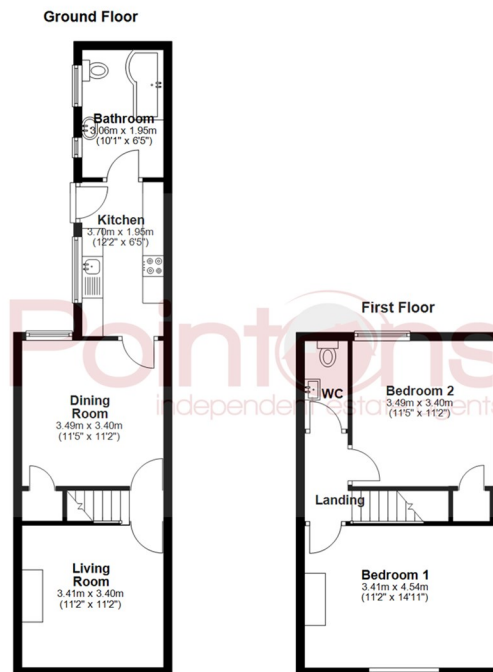
Vendor Position, NO CHAIN

Loft: Insulated

Heating: Gas central heated

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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