



453 BEAKE AVENUE

COVENTRY, CV6 2HR

£260,000
FREEHOLD

James Whalley is proud to present this immaculate three-bedroom terrace home to the market on Beake Avenue.

Upon entering, you are welcomed by a spacious hallway with plenty of natural light, leading through to a great-sized front reception room. To the rear, the property offers a modern kitchen and dining area, with a conservatory providing additional living space and direct access to the garden.

The first floor offers three well-proportioned bedrooms, along with a modern family bathroom.

Externally, the rear of the property benefits from a private car parking space in front of the garage, with the garage also offering an additional parking option. There is

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TOTAL FLOOR AREA: 1094 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(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	

EPC Rating: C Council Tax Band: B

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

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