



28 LANCIA CLOSE COVENTRY, CV6 6JW

£190,000
FREEHOLD

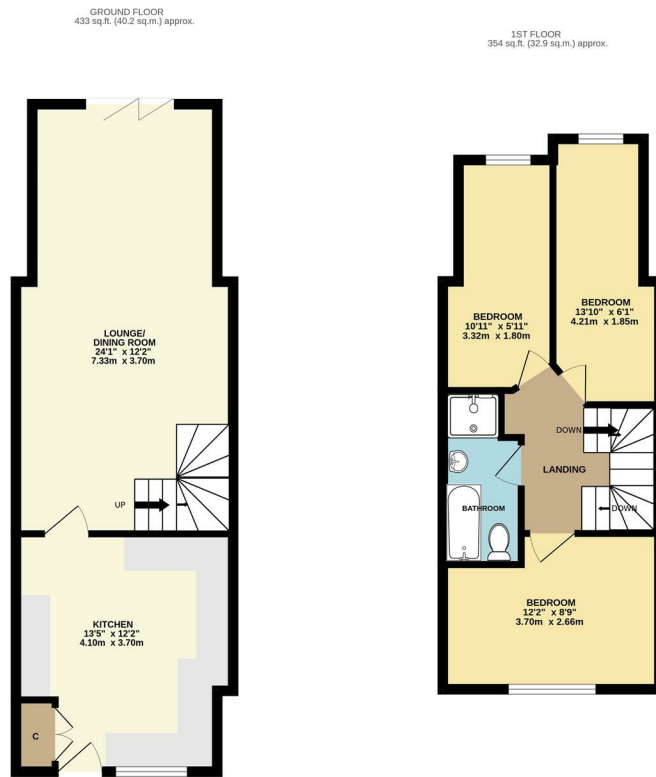
James Whalley is proud to present this well presented three bedroom terraced home, tucked away in a quiet cul-de-sac location on Lancia Close.

Upon entering, you are welcomed by a modern kitchen diner offering a stylish and practical space for everyday living. To the rear of the property is a spacious lounge diner featuring bi-fold doors opening onto the garden, creating a bright and airy entertaining space, alongside a unique spiral staircase adding character to the home.

To the first floor, the property benefits from two well proportioned bedrooms, a main bedroom and a modern family bathroom.

Externally, the home offers both front and rear gardens with the added potential for off-road parking subject to the necessary permissions.

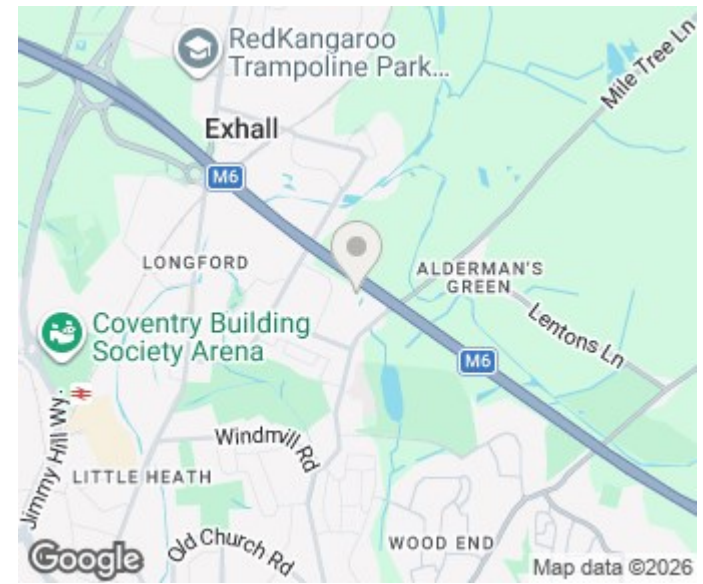
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TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			88
(69-80) C		75	
(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: A

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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