



11 CARNBROE AVENUE COVENTRY, CV3 2EP

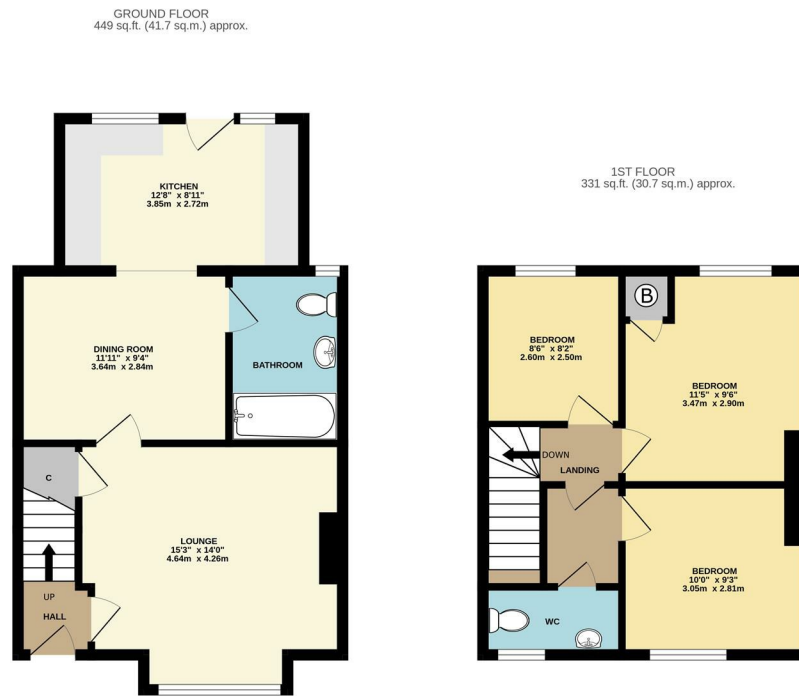
£210,000
FREEHOLD

James Whalley is proud to present this beautifully renovated three-bedroom terraced property, situated in the popular area of Binley and finished to a high standard throughout.

Upon entering, you are welcomed by an entrance hallway leading through to the front lounge, which has been extended by the previous owners to create additional living space. Further into the property, there is a separate dining room with tiled flooring, a modern family bathroom and an extended rear kitchen, creating a practical layout for modern-day living.

To the first floor, there are three well-proportioned bedrooms and a convenient separate WC.

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TOTAL FLOOR AREA: 779 sq.ft. (72.4 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		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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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