



66 TRENANCE ROAD COVENTRY, CV7 9FJ

£230,000
FREEHOLD

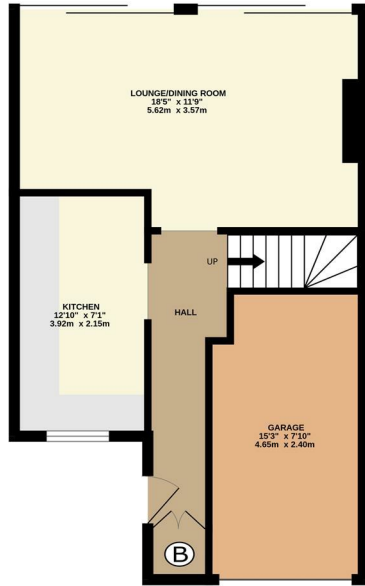
James Whalley is proud to present this well-maintained three-bedroom terraced home, offered to the market with no onward chain and the added benefit of a garage.

Upon entering, you are welcomed by a bright entrance hallway leading through to a modern refitted kitchen and a spacious lounge/dining room, enjoying an abundance of natural light from the rear aspect.

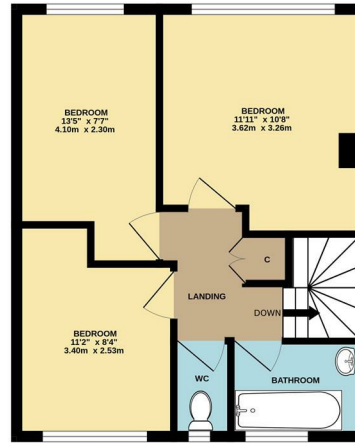
To the first floor, the property offers three well-proportioned bedrooms, along with a separate WC and a family bathroom — ideal for practical family living.

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GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.

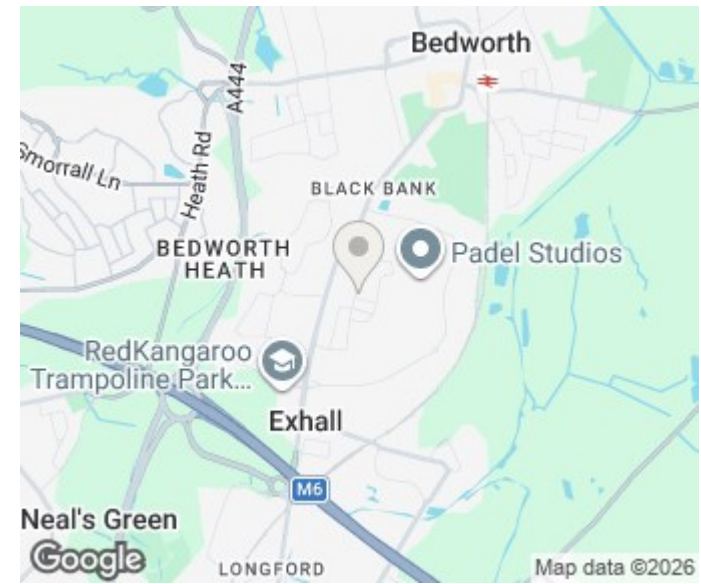


1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 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			84
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E 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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