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## Briton Road , Coventry, CV2 4LF Offers over £170,000

Evans Estates is delighted to present this charming three-bedroom terraced house located on Briton Road in the desirable Upper Stoke area of Coventry. Offered with no upward chain, this property is an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you are welcomed by a spacious entrance hall that leads to two well-proportioned reception rooms, perfect for both relaxation and entertaining. The lounge provides a comfortable space to unwind, while the dining room offers an inviting area for family meals and gatherings. The kitchen is conveniently situated, allowing for easy access to the dining area.

On the first floor, you will find three generously sized bedrooms, each offering ample natural light and space for personalisation. The property also features a refitted shower room, ensuring modern convenience for daily living.

Externally, the house boasts gardens to both the front and rear, providing a lovely outdoor space for gardening enthusiasts or for enjoying the fresh air. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

- No Upward Chain
- Three Bedrooms
- Two Reception Rooms

### Viewing

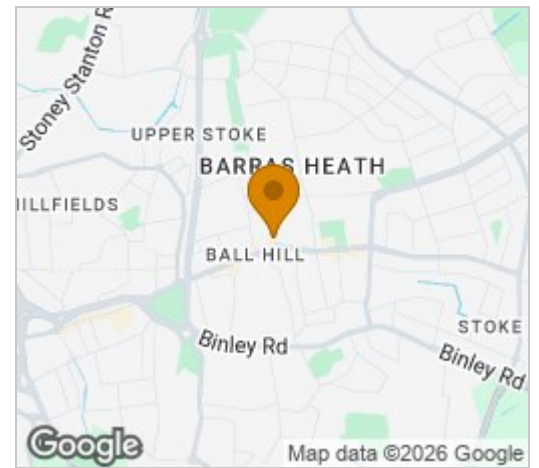
Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



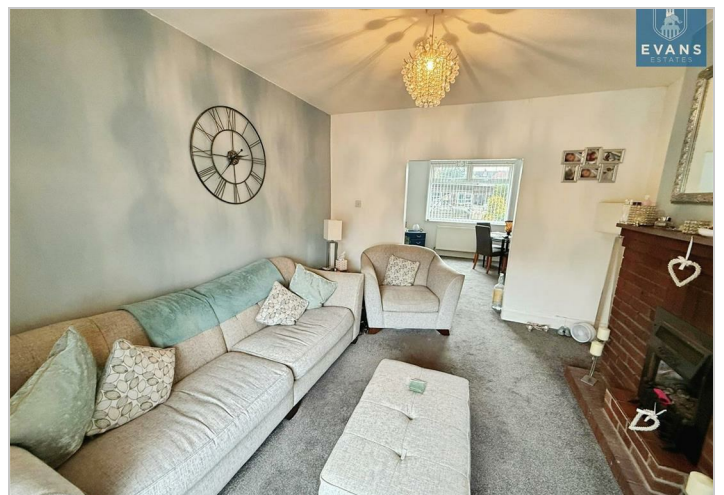
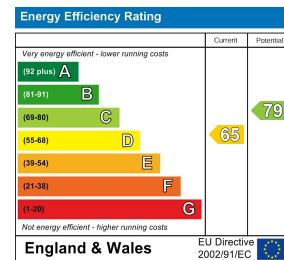
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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