

HALLWAY

LOUNGE DINING ROOM
26' 2" into bay x 11' 11"
(7.98m into bay x 3.63m)

KITCHEN
14' 2" x 8' 11" (4.32m x 2.72m)

LANDING

BEDROOM
17' x 11' 2" (5.18m x 3.4m)

BEDROOM
12' 6" x 10' 3" (3.81m x 3.12m)

BEDROOM
9' x 7' 10" plus door recess
(2.74m plus recess x 2.39m)

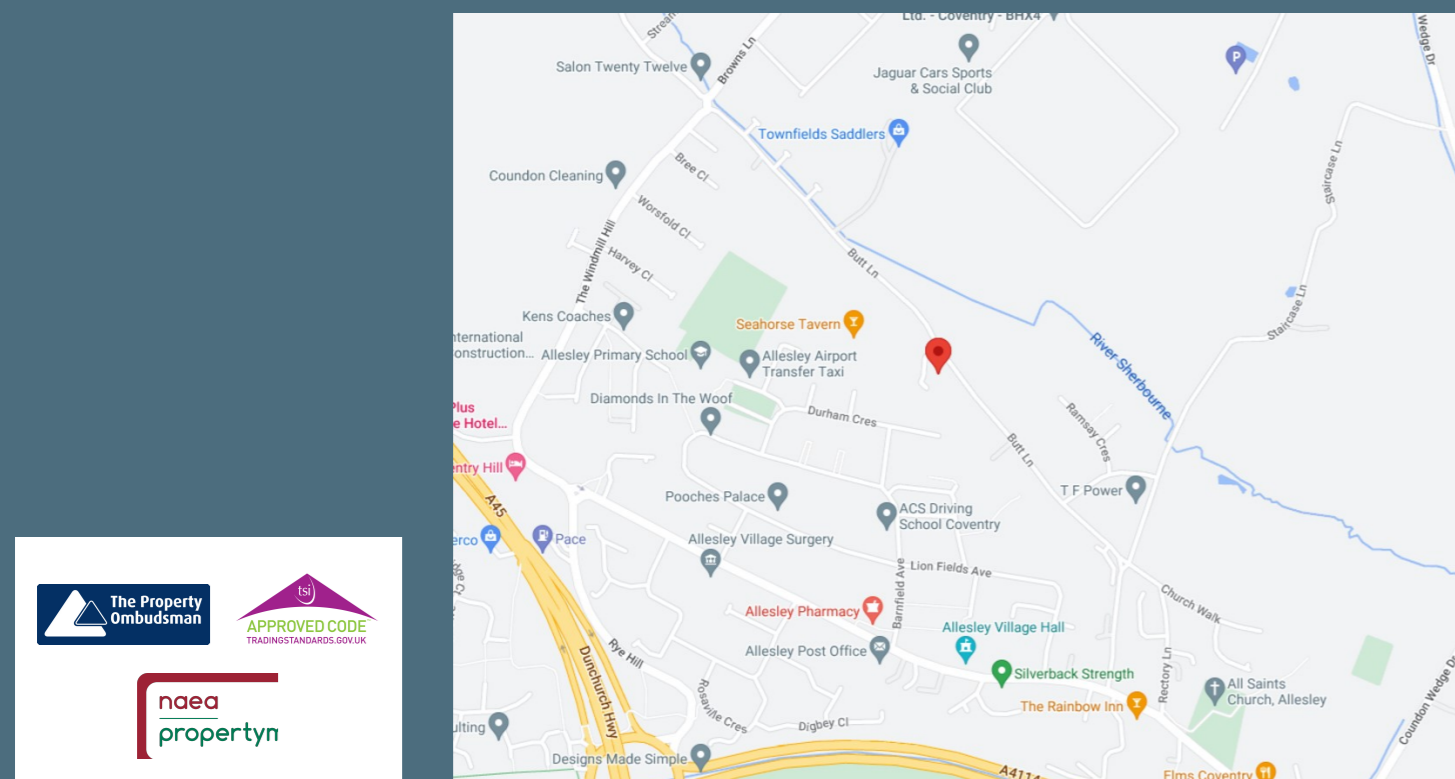
BATHROOM

GARDENS



18 Hawkins Road
Earlsdon, Coventry, CV5 6HZ

£259,500



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

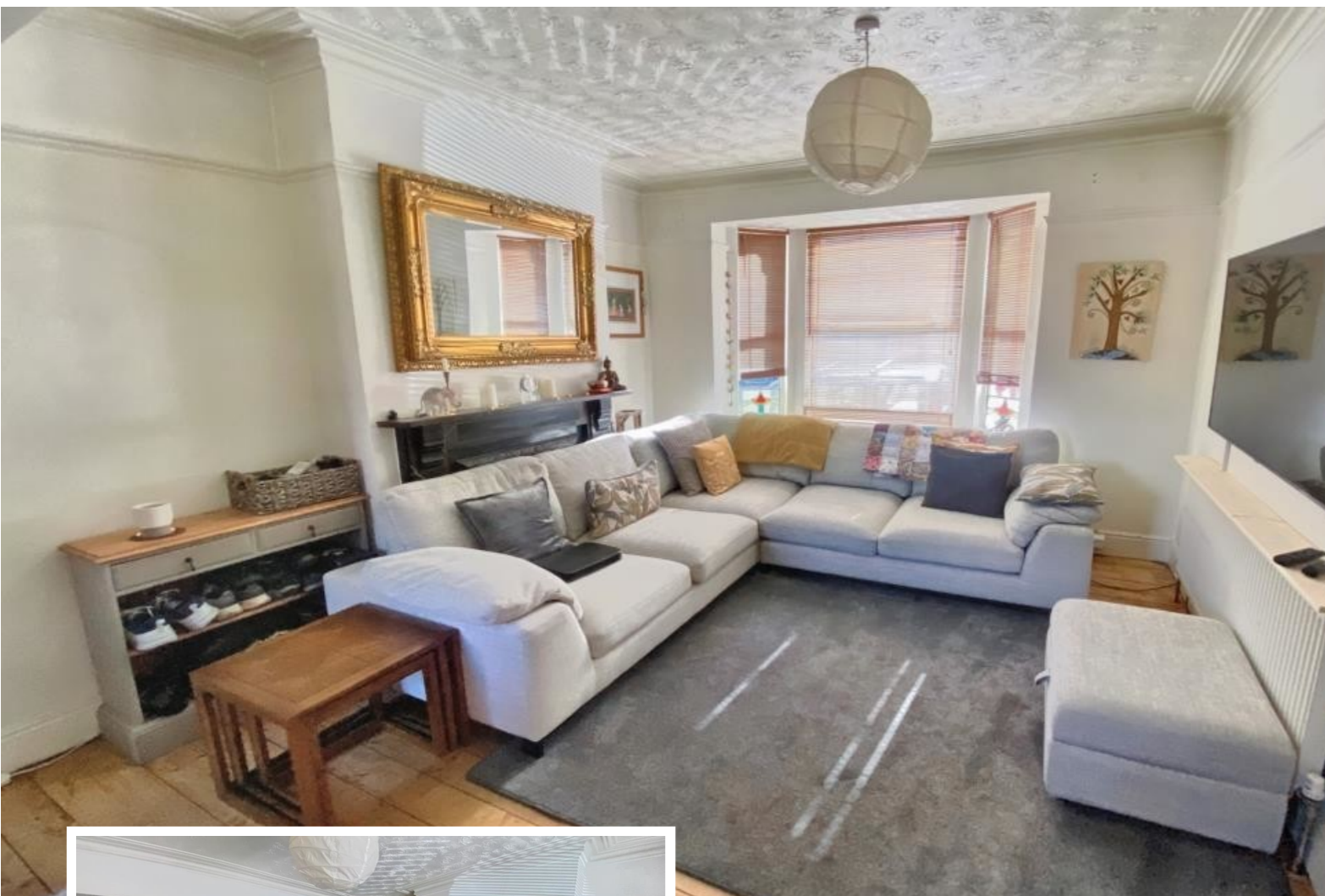
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£259,500

**18 Hawkins Road
Earlsdon, Coventry, CV5 6HZ**

- Single Bay End Terrace
- Sought After Location
- Hallway
- Lounge Dining Room
- Kitchen
- **THREE BEDROOMS**
- Bathroom WC
- Gardens
- Freehold
- Council Tax Band B
- EPC Rating D

Viewing is strictly by appointment



Property Description

A traditional single bay end of terrace in a sought after location close to local shops, schools and public transport links. The property has been fully redecorated with new carpets fitted throughout, and benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: hallway, lounge dining room with a feature fireplace and a fitted kitchen. On the first floor a landing, **THREE GOOD SIZE BEDROOMS** with room to develop the loft space, and a bathroom WC. Outside there are gardens to the front and rear.

MUST BE VIEWED.

