

HALLWAY

LOUNGE  
14' 10" into bay x 10' 6" (4.52m x 3.2m)

KITCHEN DINING ROOM  
16' 1" x 12' (4.9m x 3.66m)

LANDING

BEDROOM  
12' 1" into bay x 9' 4" (3.68m x 2.84m)

BEDROOM  
10' 1" x 8' 4" to edge of wardrobe (3.07m x 2.54m)

BEDROOM  
7' 11" x 6' 6" (2.41m x 1.98m)

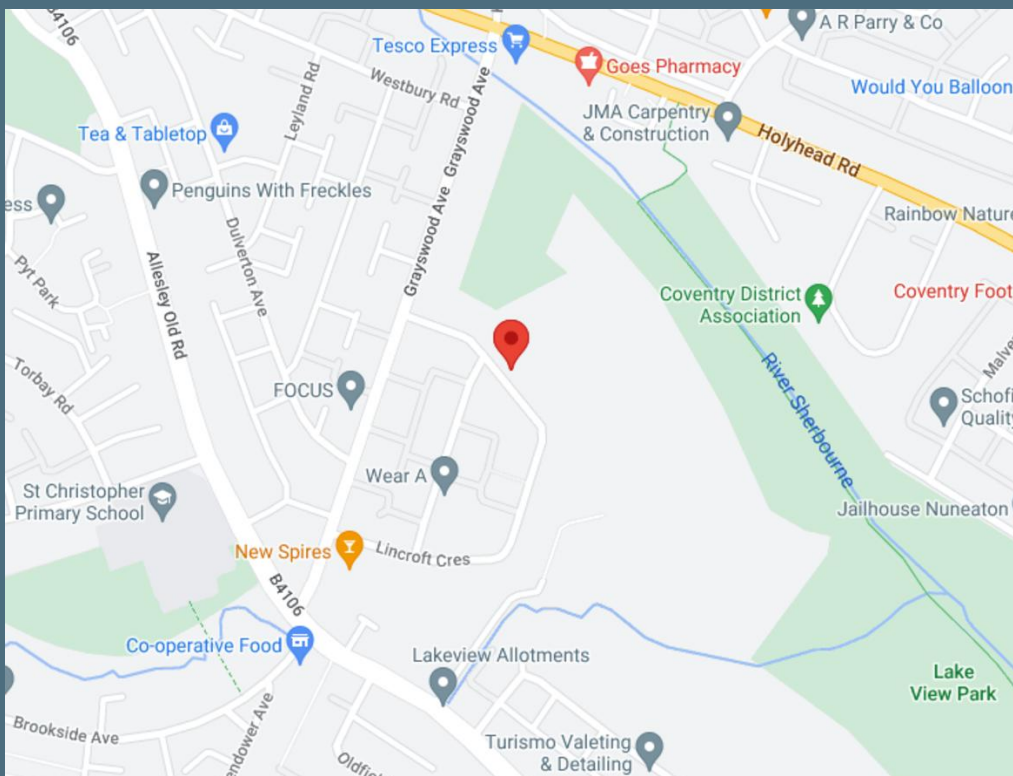
SHOWER ROOM WC

LANDSCAPED GARDENS

GARAGE  
16' 7" x 11' 6" (5.05m x 3.51m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



## 130 Lincroft Crescent

Chapelfields, Coventry, CV5 8GX

Offers Over **£260,000**



### Contact us at

455b - 457 Holyhead Road Coundon Coventry CV5 8HU  
tel. 024 7659 1234 **email.** [info@yeomanandowen.co.uk](mailto:info@yeomanandowen.co.uk)

[www.yeomanandowen.co.uk](http://www.yeomanandowen.co.uk)





## Property Description

An immaculate mid terrace in a sought after location close to excellent schools and local shops. Offering deal accommodation for a young family or first time buyer. The property overlooks Lake View Park and local allotments and benefits from being well presented throughout, double glazing and gas fired central heating.

In brief the accommodation comprises: hallway, lounge with a feature fireplace, kitchen dining room with built in appliances. On the first floor a landing, THREE BEDROOMS and a shower room WC. Outside there are landscaped garden with well stocked flower beds and a raised patio area. Rear vehicular access to a garage.

MUST BE VIEWED INTERNALLY.

Offers Over

**£260,000**

130 Lincroft Crescent

Chapelfields, Coventry, CV5 8GX

- Immaculate Mid Terrace
- Views Over Lake View Park & Allotments
- Lounge With Feature Fireplace
- Modern Kitchen Dining Room With Built In Appliances
- THREE BEDROOMS
- Shower Room WC
- Landscaped Gardens & Garage
- Double Glazing & Gas Fired Central Heating
- Council Tax Band B
- Energy Efficiency Rating C.
- Freehold

Viewing is strictly by appointment

