



£175,000

Harefield Road, Stoke, Coventry, CV2 4BX



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

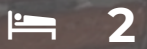
ESTATE AGENT
IN COVENTRY
(CENTRE)



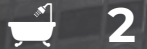
02476 525 111



VIRTUAL TOUR



2 Bedrooms



2 Bathrooms

2 The Quadrant, Coventry, CV1 2EL | info@suttonsestates.com

02476525111



****NO CHAIN & TWO BATHROOMS**** A well-presented two-bedroom terraced family home located close to Coventry City Centre, Binley Road, Walsgrave Road and Sacred Heart primary school.

Briefly comprising of two reception rooms, fitted kitchen with space for appliances and a ground floor shower room. To the first floor are two double bedrooms, both with built in storage with the master benefiting from a part tiled bathroom ensuite. Outside to the front and rear are low-maintenance gardens with the rear garden west facing. Other features include no onwads chain, double glazing and gas central heating throughout. Overall the property would benefit from a light refurbishment and would make a great first-time buyer or investment.

Good to know:

EPC - E

Council Tax band A - £1384

If modernised and rented we estimate £900/925pcm

Street parking only.

Enter the front door from the east with a west facing rear garden.

Boiler located in the upstairs bathroom - Combi vaillant boiler (ago estimated 10 yrs old)

Access to loft from the rear bedroom cupboard

Consumer unit and meters are located under the stairs.

Measurements in foot.

Front reception - 13.64ft (from bay window) X 12.86ft

Rear reception - 11.22ft X 12.90ft

Kitchen - 12.29ft X 5.56ft

Ground floor bathroom – 5.69ft X 5.55ft

Bedroom 1 (front) 11.28ft X 12.90ft

Bedroom 2 (rear) 11.41ft X 12.90ft

Ensuite bathroom – 8.57ft X 5.56ft



Total Area Approx: 77 sq/m

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

