



 **3**
Bedrooms

 **1**
Bathroom



****NO CHAIN**CUL-DE-SAC**GREAT POTENTIAL**** A fantastic opportunity to purchase a three-bedroom mid-terraced family home located in a quiet cul-de-sac in the popular residential area of Coundon. The area boasts primary and secondary schools close by, easy access to Coventry City Centre, A45, Birmingham Airport, convenience stores and parks.

Briefly comprising of a porch, spacious hallway with understairs storage, fitted kitchen with oven and gas hob with space for appliances, lounge/diner with side patio doors leading onto the lean-to and external storage cupboard. To the first floor is a fully tiled family bathroom with an electric shower over the bath, two double bedrooms both with built-in storage and a single box room. Outside the front is garden is block paved (no drop kerb) and the rear is mainly laid to lawn with a patio area and a single detached garage providing off road parking. The property would benefit from a cosmetic refurbishment and has been priced to reflect this, furthermore the property offers great opportunity to further extend (subject to planning).

Good to know:

EPC - D

86 Sq Meters / 925 sq foot

Council Tax Band - B - Approx. £1,700pa.

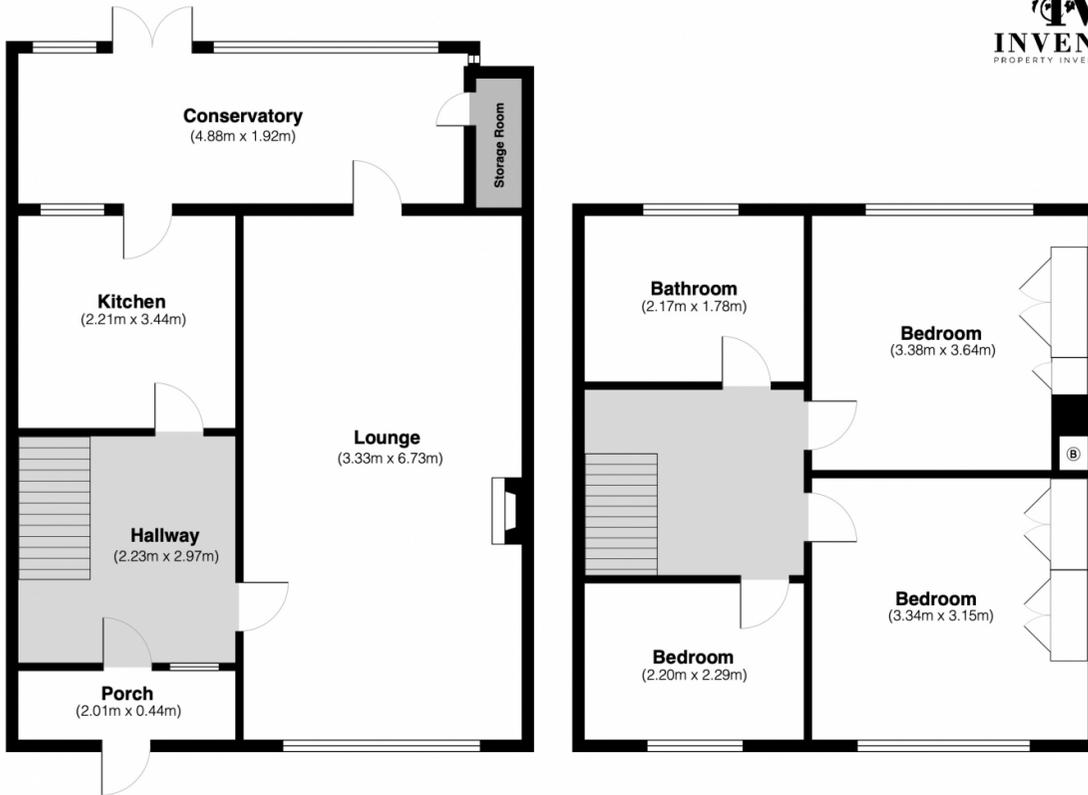
No onwards chain

Combi boiler located in rear back bedroom - brand Vaillant - Approx. 8 years , serviced each year.

Loft - accessed via the landing via a hatch - is insulated, no ladder, not boarded.

Measurements will be found on the floor plan (soon to be provided).

If the property was modernised (not extended) and rented, we expect £1,200pcm.



Total area 87 sq.m (936 sq.ft) approx
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+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Kendon Avenue, Coundon, Coventry, CV6 1GG

