


Offers in the region of £260,000  
Gillquart Way, Cheylesmore, Coventry, CV1 2UE



 **3**  
Bedrooms

 **2**  
Bathrooms



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**\*\*NO ONWARDS CHAIN\*\*CLOSE TO CITY CENTRE/UNI/TRAIN STATION\*\*IDEAL INVESTMENT\*\*** Suttons proudly presents this three-bedroom end-of-terraced family home situated in the sought-after residential area of Parkside, Cheylesmore, Coventry. This location offers a plethora of convenient amenities within walking distance, including Coventry University, the city center, train station, Manor Park, King Henry and Blue Coat schools, Cheylesmore shopping parade, and an Asda supermarket. Additionally, it enjoys excellent transport links to A444, A45, A46, and M6.

The property features an entrance hallway, a cozy lounge with a handy understairs storage cupboard, and a kitchen/diner with integrated oven, gas hob, and space for appliances. There's also a ground floor W/C with access to the outdoors. Upstairs, you'll find a fully tiled bathroom with a shower, along with three bedrooms (two spacious doubles and a box room), a landing providing access to the loft, and a storage cupboard.

Externally, the front hosts a low-maintenance garden and a driveway with space for two cars, while the rear garden is designed for easy upkeep and includes a decking area. Additional highlights of this property include double glazing, gas central heating, and the advantage of no onward chain.

Good to know:

EPC Rating - C

Total floor area - 65 Square meters / 699 Square feet

Council Tax band - B - £1,700.

If the property was lightly modernised you can rent the property for £1,200 - £1,300.

Freehold

Boiler located in the kitchen - Brand Worcester.

Measurement in feet:

Hallway - fuse box location

Lounge - 12.25 x 12.02 with under stairs storage

Kitchen/diner - 9.95 x 11.85

Ground floor w/c - 4.61 x 3.01

Bathroom - fully tiled 6.07 x 6.42 shower only.

Landing - loft hatch, storage cupboard

Bedroom 1 (front) - 8.72 x 9.49

Bedroom 2 (rear) - 13.02 max x 8.72

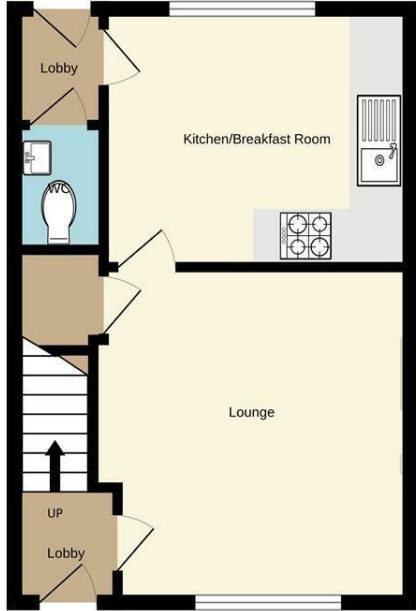
Bedroom 3 (rear-box) - 6.46 x 7.47



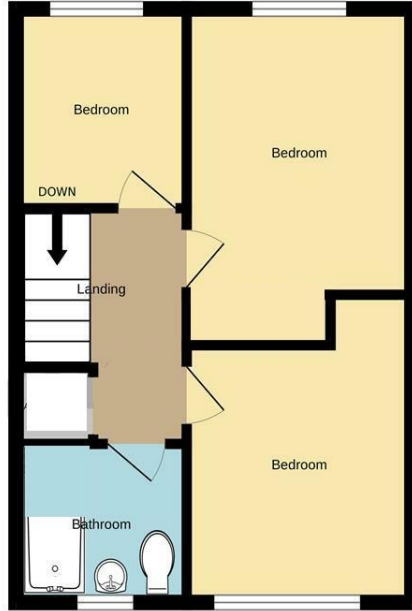
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Ground floor



1st floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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