



Coopers

Mount Nod Way, Mount Nod, Coventry CV5 7HB

Guide Price £270,000



Mount Nod Way

Mount Nod, Coventry

Delightful 3-bed terraced house in a popular location. Two generous reception rooms, three spacious bedrooms, modern shower room. Front garden potential for driveway, well-maintained rear garden with garage. 5-year-old gas boiler & 4-year-old double glazed windows. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Lovely three bedroom home in a popular location
- Two good sized reception rooms
- Three good sized bedrooms upstairs, together with a modern shower room
- Front garden with potential for a driveway, subject to necessary permissions
- Very well maintained rear garden and garage with electric door
- This particular style isn't available very often, so don't miss your chance
- 5 year old gas combi-boiler and 4 year old double glazed windows



Entrance Porch

A spacious entrance porch leads to the inner front door.

Hallway

A good sized hallway with a door leading to the front living room as well as stairs to the first floor.

Lounge

The front living room is of a great size with feature chimney breast and large window. There is also an open plan link to the rear dining area.

Dining Area

Adjacent to the kitchen and open-plan to the lounge, the rear dining room has views of the garden.

Kitchen

The lovely kitchen has plenty of storage and worktop space, as well as access to an understairs pantry. A rear door leads to the garden.

Primary Bedroom

The main bedroom, located at the front, has pleasant views from the large window and has plenty of space for furniture.

Bedroom

The second bedroom, also a great sized double, has views over the rear garden. The combi-boiler, which is only 5 years old, is in a corner cupboard.

Bedroom

The third bedroom is currently used as a dressing area but would make a great single bedroom or home office.

Shower room

The shower room has a large corner cubicle, with white basin and toilet.

Garage

The rear garage can comfortably fit a family hatchback and benefits from an electric door.

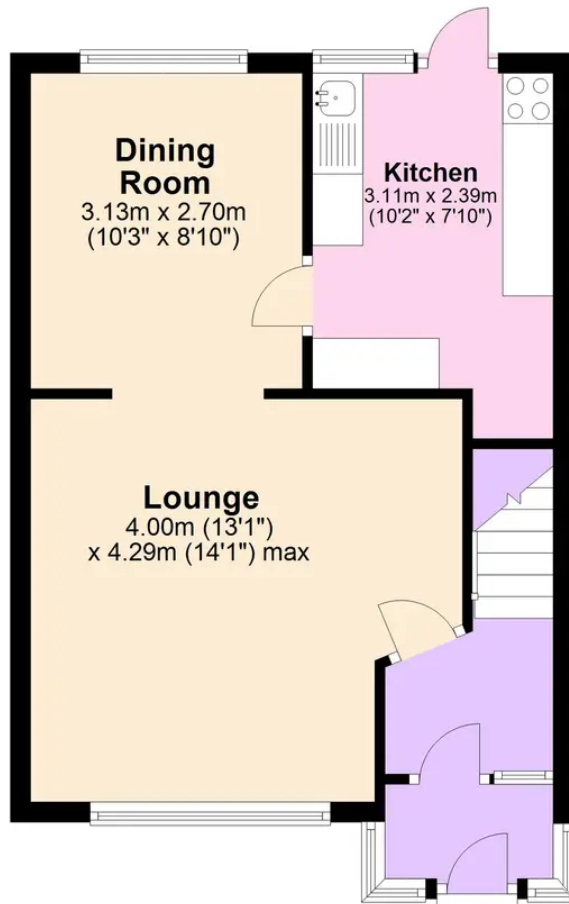
Outbuildings

Two brick sheds are adjacent to the back door from the kitchen and provide useful storage space with outside toilet



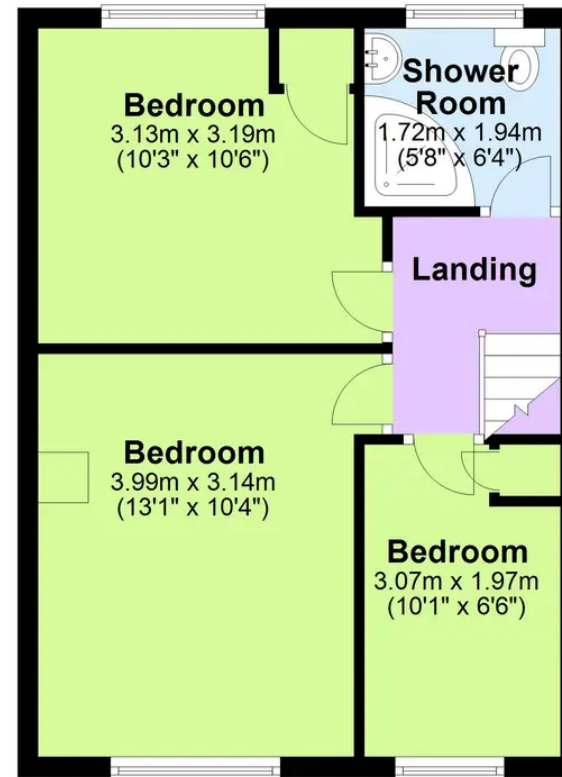
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 76.2 sq. metres (819.9 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

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