

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS

66 Houldsworth Crescent  
Coventry, CV6 4HJ

Offers Over £140,000

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## 66 Houldsworth Crescent

Coventry, CV6 4HJ

Loveitts are delighted to bring to the market this three bedroom semi-detached home, located in a quiet location in Holbrooks, Coventry. With good sized accommodation throughout, good sized rear garden, two reception rooms and being double glazed throughout, this property has huge potential to be a great family home.

The accommodation briefly comprises of entrance porch leading to hallway with stairs rising, doors to lounge, dining room and kitchen plus pantry and understairs storage. The lounge has a chimney breast and double glazed window with the dining room also having a chimney. The kitchen leads through a door to the side passage with access to the front (gated) and rear gardens.

Upstairs we find two double bedrooms and a single plus a shower room.

Outside the front of the property is a mainly hard standing garden with brick wall and iron gate. The rear garden is of a good size and incorporates a brick built coal shed and outside WC.

For more information or to arrange a viewing of this fantastic property, please get in touch with our Coventry team or visit [www.loveitts.co.uk](http://www.loveitts.co.uk)





- Three Bedroom Property
- Semi-Detached Home
- Good Sized Rear Garden
- Double Glazing
- Two Reception Rooms
- Popular Location
- Fantastic Potential
- First-Time Buyers

### Location

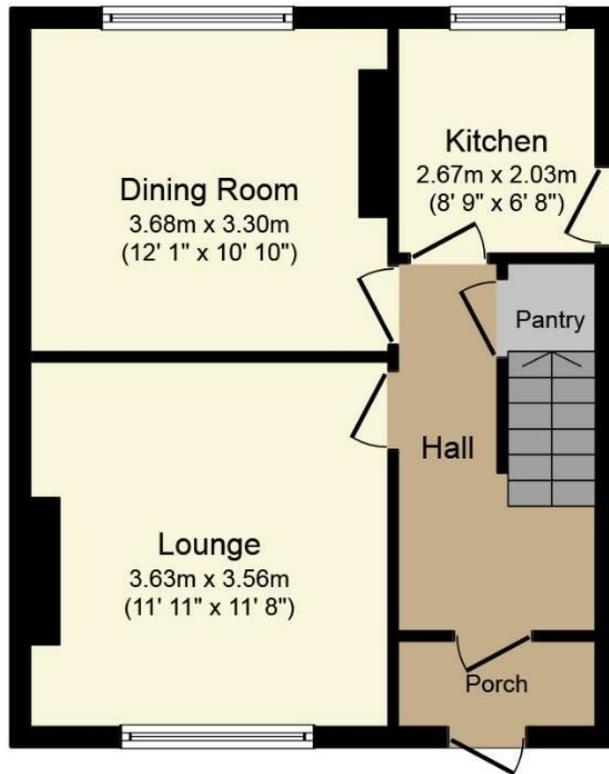
Holbrooks is a popular residential area of Coventry, located approximately 3 miles from the City Centre. Serviced by an array of shops and local primary schools, this is a popular location for families and first-time buyers alike.

Transport links via the M6 and Coventry Arena rail station are both a short drive away and the Ricoh Arena is also in close proximity.



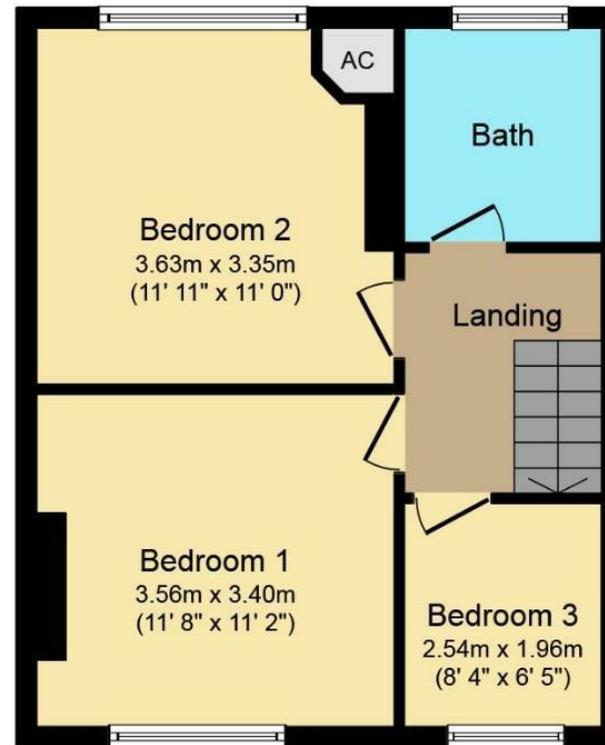
## Floor Plan

## Area Map



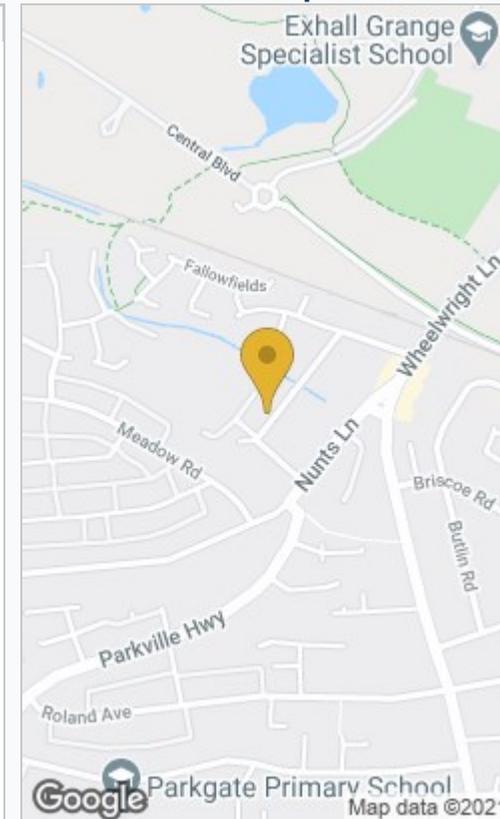
### Ground Floor

Floor area 41.4 sq. m. (446 sq. ft.) approx



### First Floor

Floor area 41.4 sq. m. (446 sq. ft.) approx



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 82.8 sq. m. (891 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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