

Hipswell Highway, Wyken, Coventry, CV2 5FG

newman
property experts



Hipswell Highway | Wyken | CV2 5FG

Offers Over £160,000



A fantastic three bedroom end of terrace family home which has great local amenities, schooling and short distance to Walsgrave hospital. The property offers an entrance hall, lounge/dining room and fitted kitchen. The first floor has three good size bedrooms, and family bathroom room. Outside of the property has front and rear gardens, and a single garage. This property offers no upper chain.



Call me
to book a
viewing



Stephen Rice
02476 500006

- ENTRANCE HALL
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- SINGLE GARAGE
- GAS TO RADIATOR CENTRAL HEATING
- NO UPPER CHAIN
- EPC RATING TBC



Ground Floor
Floor area 50.0 sq. m. (538 sq. ft.) approx



First Floor
Floor area 36.0 sq. m. (388 sq. ft.) approx

Total floor area 86.0 sq. m. (926 sq. ft.) approx

ry. The position and size of doors, windows

02476 500006

stephen.rice@newman.uk.com

newman.uk.com

Friars House, Manor House Drive, Coventry
CV1 2TE

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

newman
property experts