

Guardhouse Road, Coventry, CV6 3DT

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*****DOUBLE GARAGE TO REAR*****

In great condition, this property is ready to move into!

Just a few minutes walk from Jubilee Crescent with Asda, shops and many amenities at your disposal.

The ground floor comprises; entrance hallway, lounge, dining room and the kitchen.

The first floor comprises; landing, three good sized bedrooms all with fitted wardrobes and a family bathroom.

To the front is a driveway for a few cars. To the rear is the garden and a double garage with power and lighting.

On offer with no onward chain, call to view!

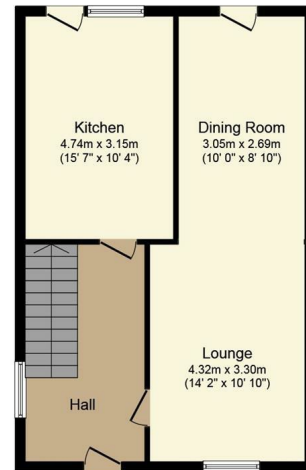


Call me
to book a
viewing

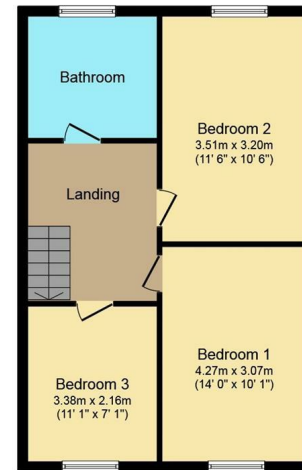


Paul Petticrew
02476 500019

- Semi Detached House
- 3 Bedrooms
- Double Garage
- Lounge & Dining Room
- Driveway for 2 Cars
- No Chain
- Close to Amenities
- Fitted Kitchen
- Energy Rating C



Ground Floor
Floor area 56.0 sq. m. (603 sq. ft.) approx



First Floor
Floor area 56.0 sq. m. (603 sq. ft.) approx

Total floor area 112.0 sq. m. (1,206 sq. ft.) approx

ry. The position and size of doors, windows

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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		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(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	69	82
(55-68) D		
(39-54) E		
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