

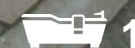
OPENING DOORS SINCE 1843

Loveitts<sup>est. 1843</sup>  
THE ESTATE AGENTS



99 & 100 Spon End  
Coventry, CV1 3HF

Offers Over £180,000



2



D



99 & 100 Spon End

Coventry, CV1 3HF

\*\*\*16th CENTURY COTTAGE - GRADE II LISTED – OFFER WITH NO ONWARD CHAIN\*\*\*

On the market for the first time in over 100 years, this grade II listed cottage occupies a convenient location to the west of the City being ideally placed for both access to the City Centre and Earlsdon where there are many excellent local amenities to be found. Also the property is ideally located to access the Coventry and Warwick Universities and viewing is essential to appreciate the property on offer.

In brief the accommodation briefly comprises of two reception rooms, kitchen, utility/store room, three bedrooms and a shower room. To the rear of the property lies a private garden.

We do advise to view the property to appreciate its unique features and size. Call us today.





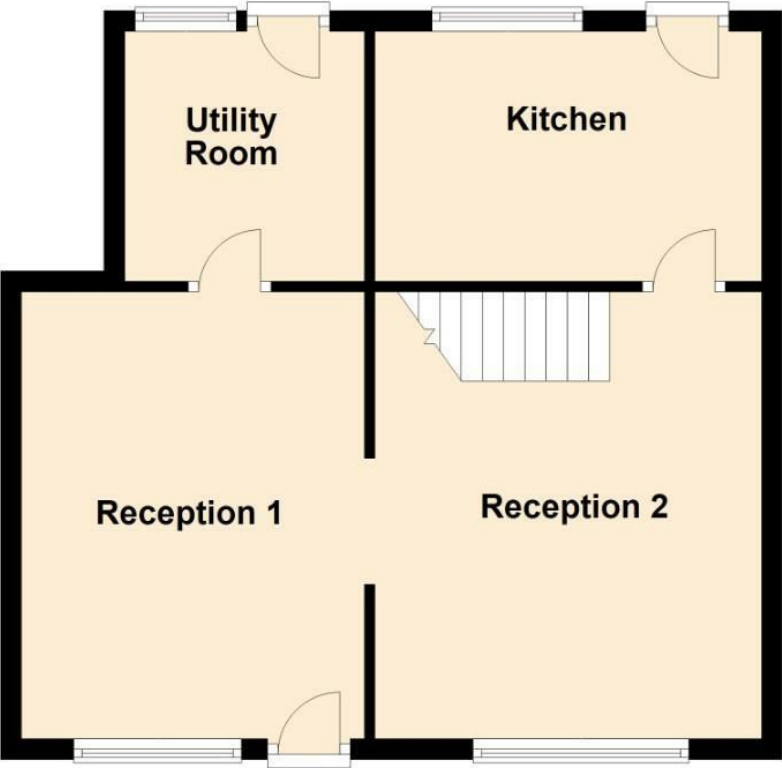


- 17th Century Terrace House
- Grade II Listed
- No Upward Chain
- Close Proximity To City Centre and Train Station – Less Than One Mile
- EPC Rating D

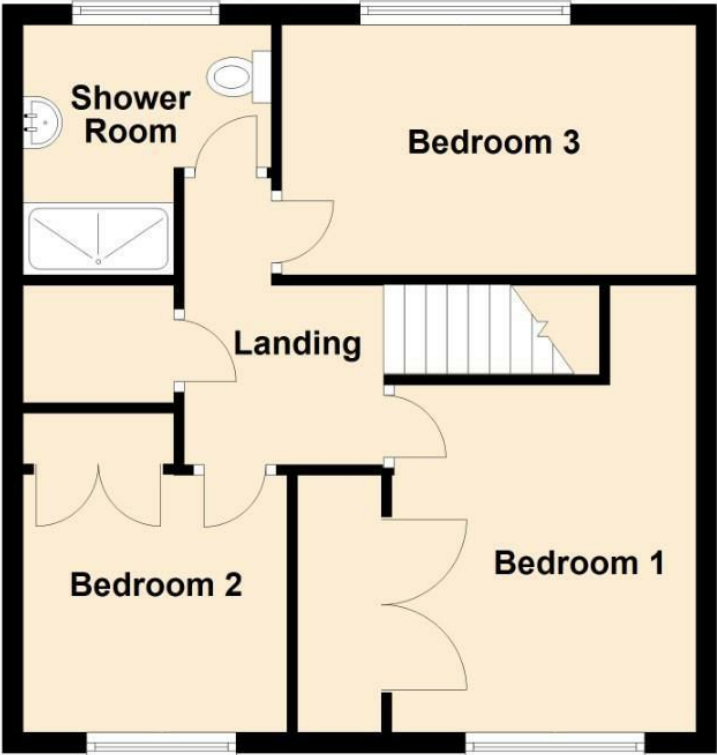
Floor Plan

Area Map

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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