

OFFERS IN THE REGION OF  
**£235,000**  
**Gibbs Close**  
Coventry, CV2 2BS

## PROPERTY SUMMARY

Modern 3-Bedroom Home with Gardens & Excellent Location

Nestled in a quiet cul-de-sac, this beautifully presented three-bedroom home offers style, comfort, and convenience.

Spacious & Contemporary Layout: Open-plan kitchen-diner and a bright lounge featuring large picture windows and a striking wall-hung fire.

Flexible Living Space: Converted garage provides excellent storage or an additional reception room – perfect as a home office, playroom, or hobby space.

3



1



1







| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 64      |                         |
| (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 |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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