





6 Longville Court, THE AVENUE,, Coventry, CV3 4GW

Price Guide £165,000

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/

6 Longville Court, THE AVENUE,, Coventry CV3 4GW

A GREAT BUY TO LET OR STARTER HOME COSY 2 BEDROOM END TERRACE SET IN ATTRACTIVE RESIDENT GARDENS in this desirable Location boasting exceptional Amenities and commutability to JLR (Whitley), City Centre, TRAIN Station, Schools and plenty More...***NO CHAIN***

2 1 1 D

Council Tax Band: A





A GREAT STARTER HOME OR BUY TO LET HAVING HAD A SUCCESSION OF PROFESSIONAL RENTALS

A Cosy TWO BEDROOM END TERRACE WITH PARKING set in lovely resident Gardens in desirable WHITLEY, CV3 boasting exceptional amenities; access to CITY CENTRE, local shops, Retail Parks, sports and leisure facilities (ALAN Higgs, DAVID LLoyd, COPSEWOOD Grange Golf Course and local parks), plethora of local schools (WHITLEY Abbey Primary, Blue Coat Church of England, Ernsford Grange Community Academy, Gosford Park Primary etc.), road/transport Links and plenty more...

A brief walk to JLR (Whitley), excellent commutability to PSA Peugeot Citroen (Stoke), state-of-the-art Coventry University Hospital, Severn Stars, Binley and Pilot Business Parks.

Specification includes: Front facing Lounge diner with Garden views, Kitchen, 2 Double Bedrooms, Bathroom and Allocated Parking.

DIMENSIONS (to widest point):
- Lounge diner: 4.19m x 3.56m
- Kitchen: 2.85m x 1.56m
- Master bedroom: 2.87m x 3.56m
- Bedroom 2: 2.0m x 3.56m
- Bathroom: 1.82m x 1.67m

TENURE:
- FREEHOLD.
- Annual service charge: £900 approximately.

FOR INFO:
- Council Tax Band: A.
- EPC Rating: D (Certificate expiry November 2029)
- Electric heating; no gas.

NO UPWARD CHAIN & FURNISHINGS NEGOTIABLE....
CONTACT: MAISON Estates.

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

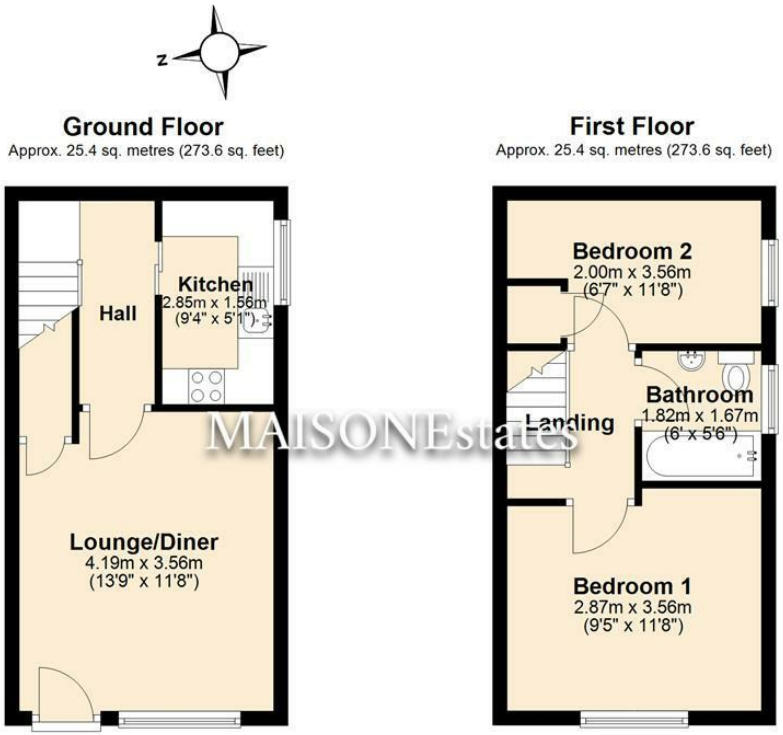
Consult Maison Estates for further information.


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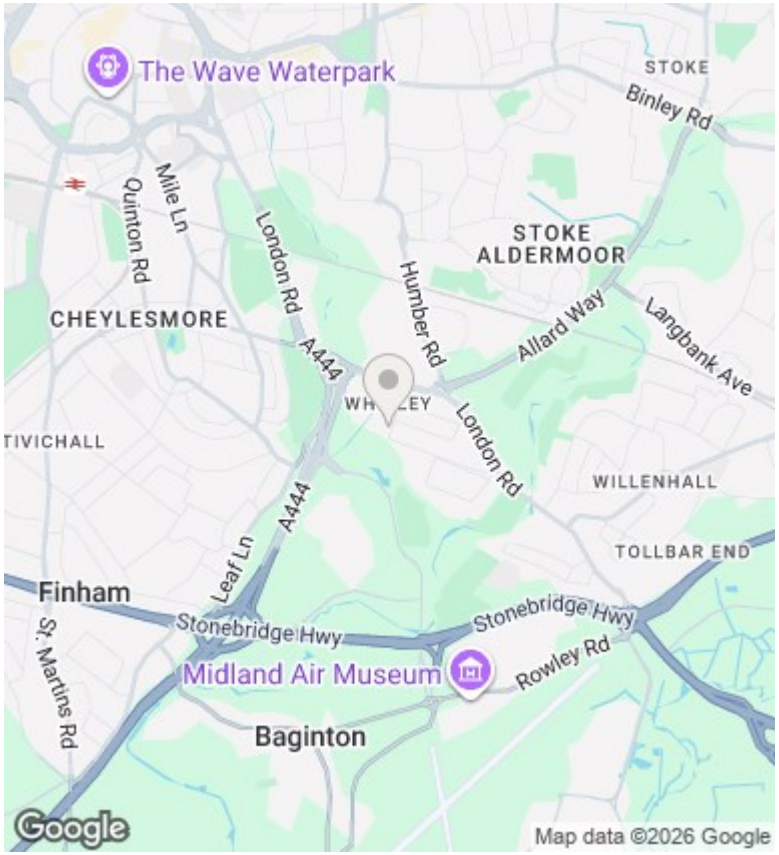

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Total area: approx. 50.8 sq. metres (547.1 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys LTD Tel 024 7629 1555
Plan produced using PlanUp.



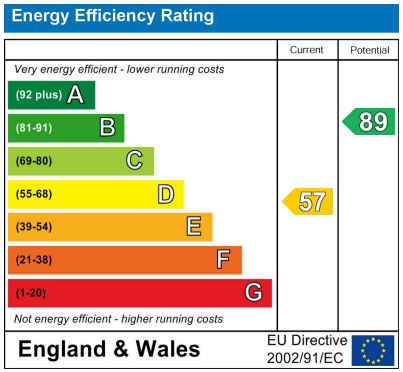
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

A



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