



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£230,000

Located in

Coventry





Ansty Road

Coventry | CV2 3EZ



James Whalley is delighted to present this three-bedroom end-of-terrace corner plot property, ideally positioned on Ansty Road / Hocking Road, available with No Onward Chain.

Occupying a generous plot in the popular Wyken area, this home offers plenty of potential. The ground floor features a spacious lounge, an extended kitchen/diner, and a convenient downstairs WC.

Upstairs, there are three well-proportioned bedrooms. The primary bedroom is a generous double, positioned at the front of the property and filled with natural light, offering ample space for wardrobes and storage. The second bedroom, also a comfortable double, overlooks the rear garden and is ideal as a children's room or guest room. The third bedroom, a good-sized single, provides versatility as a nursery, home office, or study. These are all served by a family bathroom.

Externally, the property offers great sized front and back gardens, with hard standing to the side leading onto Hocking Road.

The property is superbly located just 1.1 miles from University Hospital Coventry & Warwickshire, within easy reach of local schools, only 3.4 miles from Coventry city centre, and benefits from excellent motorway links.

While the home would benefit from modernisation, it presents a fantastic opportunity to create your ideal family home or an attractive investment.

Ansty Road

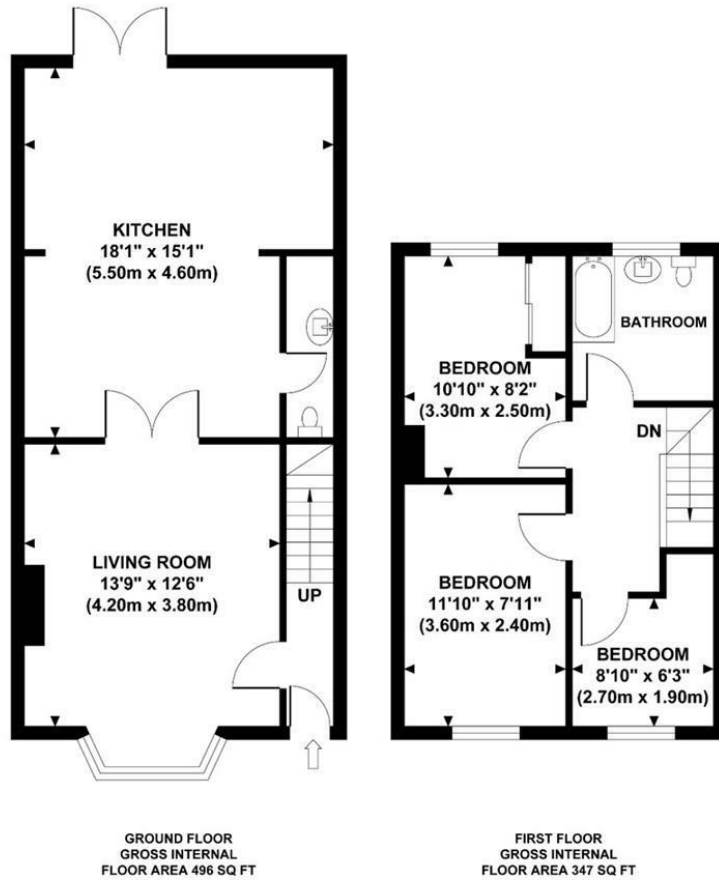
£230,000 Freehold



- Hocking Road / Ansty Road
- Huge Amounts Of Potential
- Great Size Corner Plot
- 1.1 Miles From University Hospital Coventry
- Great Motorway Links
- Hard Standing Leading Onto Hocking Road
- Extended Kitchen
- Requires Modernisation
- 3.4 Miles From City Centre
- Wyken Area Of The City

ANSTY ROAD

Approximate Gross Internal Area
843.0 sq ft / 78.31 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band B

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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