



HR ESTATE AGENTS

4 Bedrooms

House - Detached

Offers Over

£365,000

Located in

Coventry





# Gainford Rise

## Coventry | CV3 2RW



Emma Sheridan is Delighted to Offer... A Spacious Four Bedroom Detached Home in a Peaceful Cul-de-Sac Setting. Welcome to a home that ticks the boxes. Tucked away in a quiet cul-de-sac and enjoying lovely green views, this impressive four-bedroom detached property offers generous living space, flexible accommodation and a wonderful sense of privacy – all with no onward chain. With over 1,400 sq ft of accommodation, off-road parking and an integral garage, this is a fantastic opportunity for growing families, home workers or anyone simply looking for space both inside and out.

# Gainford Rise

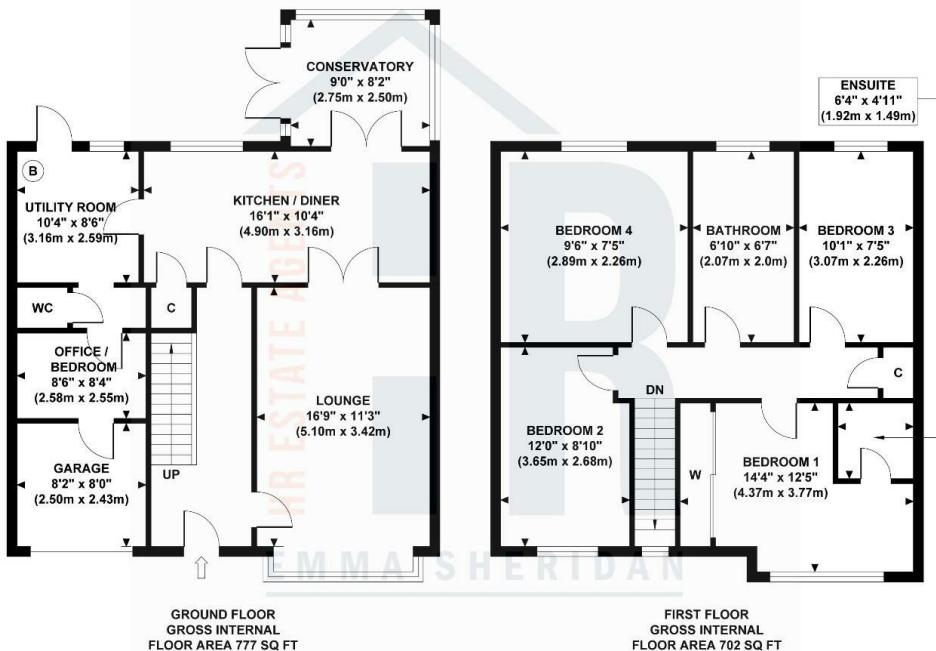
£365,000 Freehold



- Over 1400 Sqft - No Onwards Chain
- Utility Room & Downstairs WC
- Private Rear Garden with Greenery Views
- Four / Five Bedrooms - Master Ensuite
- Within Walking Distance to University Hospital

# GAINFORD RISE

Approximate Gross Internal Area 1479 sq ft / 137.40 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 mis-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

## Council Tax Band E

## 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		74
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

  
HR ESTATE AGENTS