



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Offers Over

£285,000

Located in

Coventry





John McGuire Crescent

Coventry | | CV3 2QG



Emma Sheridan is absolutely delighted to welcome you to this beautifully renovated home, finished from top to bottom with a fresh, modern feel throughout. With no onward chain, this is the perfect opportunity for anyone looking for a smooth move into a property that's ready to enjoy straight away.



John McGuire Crescent

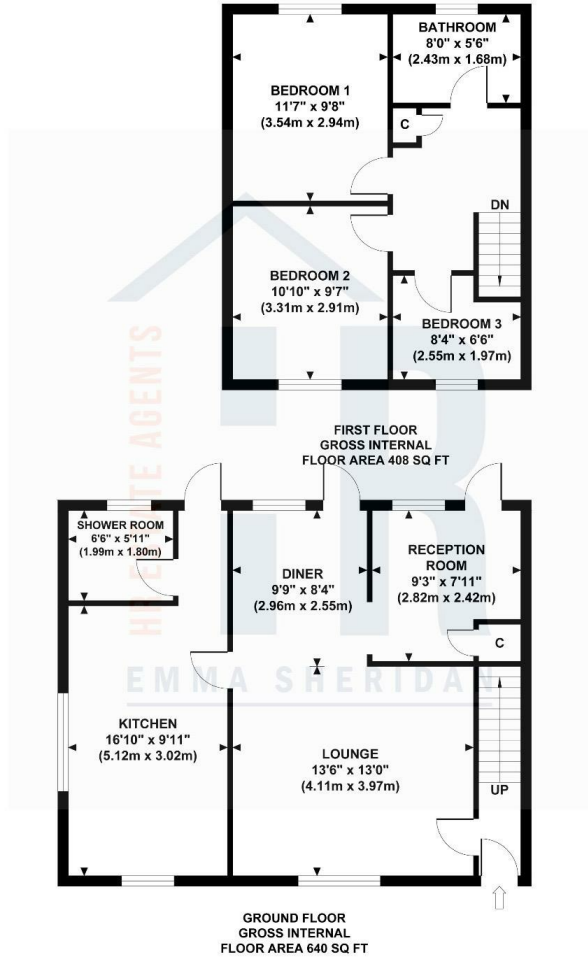
£285,000 Freehold



- Fully Renovated Throughout – Move Straight In
- Bright Rooms With Large Windows And Green Views
- Extended Kitchen With Breakfast Bar And Plenty Of Space
- Rear Garden, Garage, Gated Access And Parking To The Rear
- EPC Rating C & Council Tax Band B
- No Onward Chain
- Second Reception Room – Ideal Office Or Playroom
- Two Doubles Plus Third Bedroom With Built-In Storage
- Open Plan Lounge/Diner With Fireplace And Patio Doors
- Ground Floor Shower Room



JOHN MCGUIRE CRESCENT
 Approximate Gross Internal Area 1048 sq ft / 97.40 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 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	69	77
(55-68) D		
(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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