



HR ESTATE AGENTS

2 Bedrooms

Bungalow - Semi Detached

£245,000

Located in

Coventry





Gillians Walk

Coventry | CV2 2NT



Emma Sheridan is delighted to offer for sale this extremely well presented semi-detached bungalow, ideally positioned within a quiet and desirable cul-de-sac in the popular Walsgrave area. Offered with No Chain, this home combines comfort, practicality, and an excellent location, making it an ideal choice for downsizers, first-time buyers, or anyone seeking convenient single-storey living.

Gillians Walk

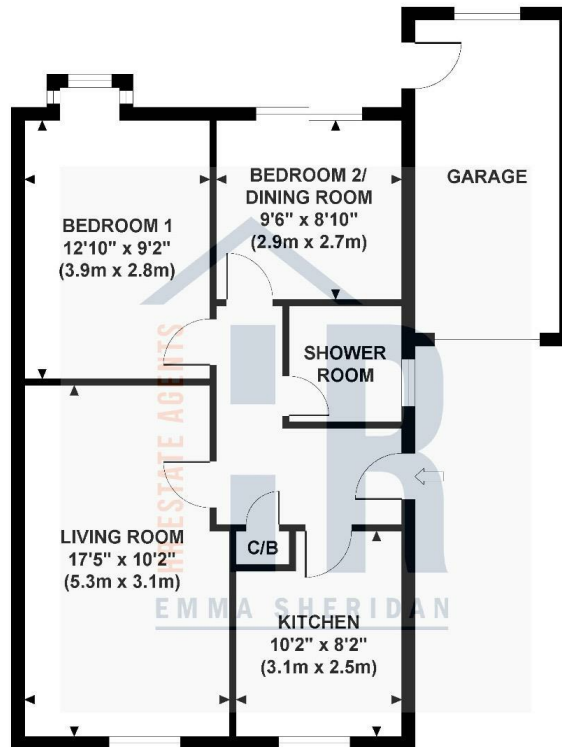
£245,000 Freehold



- Beautifully Presented Throughout - No Onwards Chain
- Newley Installed Gas Boiler & Upgraded Windows & Doors
- Delightful Rear Garden
- Cul De Sac Location with Greenery Views
- Off Road Parking, Car Port & Separate Garage
- Two Bedrooms to The Rear & Recently Renovated Shower Room

GILLIANS WALK

Approximate Gross Internal Area 576 sq ft / 53.5 sq m



**GROSS INTERNAL
FLOOR AREA 576 SQ FT**

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 C

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		88
(69-80) C	70	
(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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