



HR ESTATE AGENTS

3 Bedrooms

House - Link Detached

£350,000

Located in

Coventry





# The Moorings

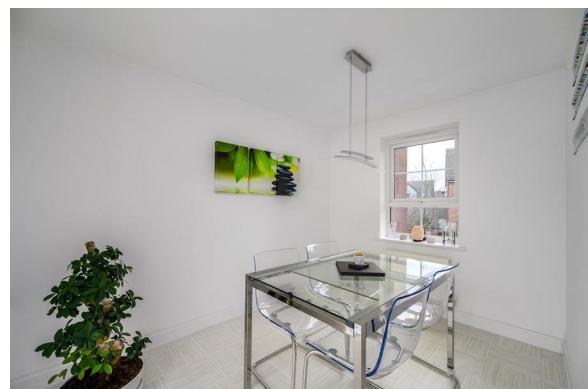
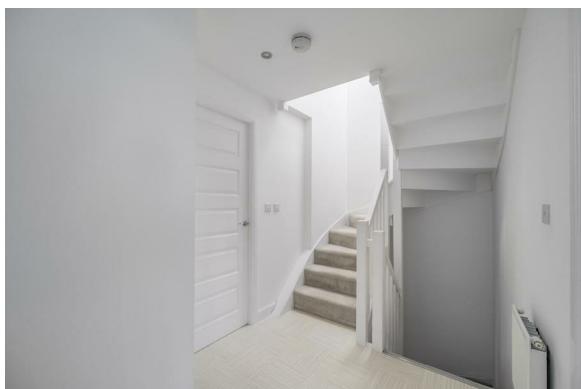
Coventry | | CV1 4LR



\*\*\*Wow, check out the video tour – Canal Side Living with Serious City Style\*\*\* Based over Three Floors - Three / Four Bedrooms - Three Bathrooms - Central Location - Roof Top Terrace - Private Rear Garden - Gated Parking - Stunning Throughout

# The Moorings

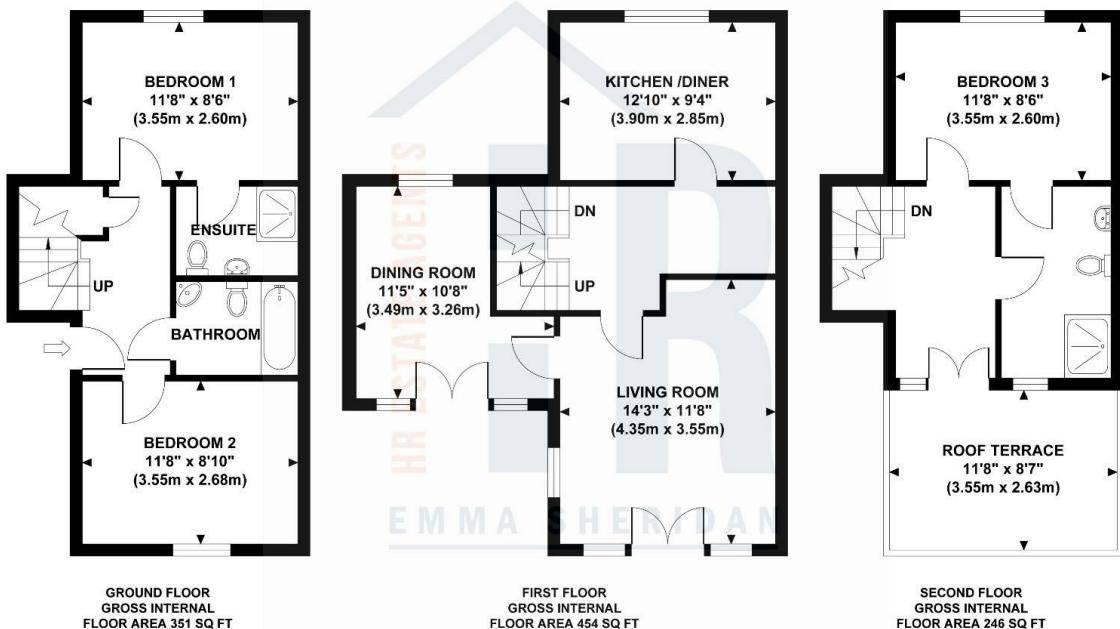
£350,000 Freehold



- Canal-Side Living, City Style - With Roof Top Terrace
- Built in 2016, Contemporary, Versatile Design with Rooftop Terrace
- Private Rear Garden
- Gated Driveway
- Three Double Bedrooms - Three Bathrooms
- EPC Rating C & Council Tax Band C



Approximate Gross Internal Area 1051 sq ft / 97.64 sq m



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 351 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 454 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 246 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 mis-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		
(69-80) C	75	79
(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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CV3 4FJ

  
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