



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

Offers In The Region Of

£250,000

Located in

Coventry





Ibex Close

Coventry | CV3 2FB



Zacharias Ermogenous is proud to present this lovely family home located in the popular area of Binley. The home has been well maintained and benefits from having a large bathroom as well as good sized rooms throughout the property. The house has double glazed windows, gas central heating and is situated close to parks, shops and fantastic amenities. There is an open plan kitchen/diner and conservatory at the rear of the home that overlook the west facing garden. This property is being offered to landlord with tenants in situ.

The property is comprised; porch hallway, lounge, kitchen diner and conservatory to the ground floor. On the first floor. There are three bedrooms as well as a family bathroom. To the exterior of the property there are both front and rear gardens as well as a double garage.

Rent- £1250 pcm

Band B

A viewing is highly recommended.

Ibex Close

£250,000 Freehold

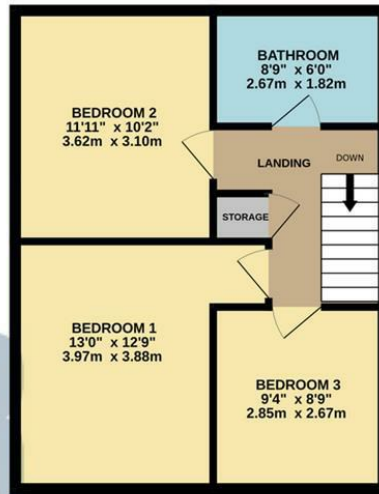


- Tenants in Situ
- Garage
- Kitchen/Diner
- Local Amenities
- Conservatory
- Large Family Bathroom
- Double Glazed Windows
- University Hospital Nearby

GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		86
(69-80) C	73	
(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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