



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£200,000

Located in

Coventry





# Nuffield Road

## Coventry | CV6 7JA



This delightful three bedroom end of terraced house is situated in a sought after area close to local shops, schools, transport links and amenities. The home is in a good condition throughout and would make an ideal home for first time buyers and families alike. The house has a gas boiler which was fitted in 2022 and double glazed windows throughout. To the rear of the property there is a large storage room with electric and there is also a ground floor WC which is accessible from the garden.

The property is comprised; entrance hallway, lounge, kitchen and WC to the ground floor. On the first floor there are three bedrooms and a family bathroom. To the exterior of the property there are both front and rear gardens as well as a large storage space with power. A viewing is recommended.

# Nuffield Road

£200,000 Freehold



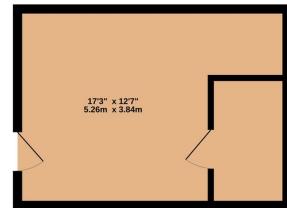
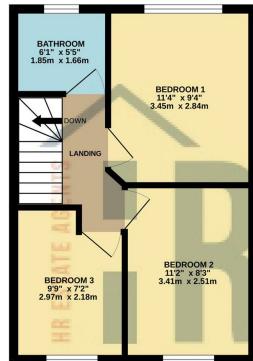
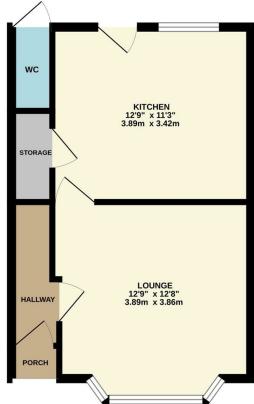
- Three Bed Terraced House
- Great Transport Links
- Ground floor external WC
- Double glazed windows

- Local Shops and amenities
- Good local schools
- Gas boiler fitted 2022

GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.

1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.

STORAGE SHED  
218 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 sq.m.) approx.

Whilst every care 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 liability 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 A 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		68
(55-68) D	50	
(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

  
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