



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£185,000

Located in

Coventry





# Lauderdale Avenue

Coventry | CV6 4LJ



This fantastic extended three bed terraced house is located in the popular area of Holbrooks close to great shops, road links and amenities. The house is being offered with no chain and benefits from having gas central heating and double glazed windows throughout.

The property is comprised, entrance hallway, lounge, kitchen and wash room to the ground floor. On the first floor there are three double bedrooms as well as a family bathroom. To the exterior there is parking to the front and a garage and garden to the rear. A viewing is highly recommended.

# Lauderdale Avenue

£185,000 Freehold



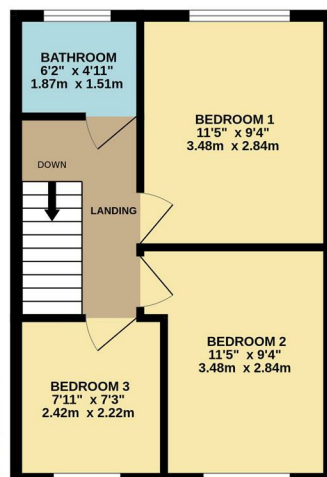
- Three Bed Terraced House
- Double Glazed Windows
- Fantastic Road Links
- Local Shops and Amenities
- Two Bathrooms
- Gas Central Heating
- Ground Floor WC
- No Chain



GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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 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) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Number Three Siskin Drive  
Coventry  
CV3 4FJ

  
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