



HR ESTATE AGENTS

2 Bedrooms

House - End Terrace

Offers Over

£200,000

Located in

Coventry





124 Newcombe Road

Coventry | CV5 6NL



This super two bedroom property has a loft room and is being sold with no chain. Located a short walk from Earlsdon high street and Coventry city centre the home is in a prime location for anyone wanting a well connected area. The house is in a good condition throughout and has a modern kitchen. There are both front and rear gardens connected by a side entryway. The immediate location has a host of shops, cafes, pubs and restaurants as well as bus routes, great local parks. Coventry train station is also within walking distance.

The property is comprised; lounge, dining room, kitchen and bathroom to the ground floor. on the first floor there are two double bedrooms. On the top floor there is a good sized loft room with a window. To the exterior of the home there are both front and rear gardens, a side entryway and on street parking. A viewing is highly recommended.

124 Newcombe Road

£200,000 Freehold

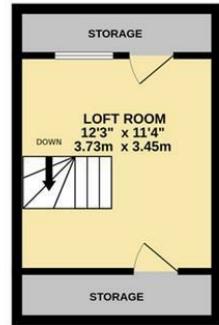
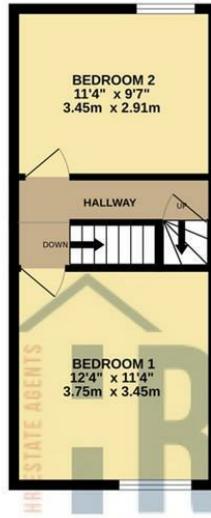


- Two Bed End Of Terrace House
- Loft Room
- Gas Boiler
- Double Glazed Windows
- Great Local Amenities
- Fantastic Transport Links
- Modern Kitchen
- No Chain

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.

2ND FLOOR
200 sq.ft. (18.6 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 B

Local Authority Coventry City Council

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	86
(81-91)	B	58
(69-80)	C	
(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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