



## 3 bed semi-detached house to buy in CV3

London Road, Coventry, West Midlands, CV3 4BZ

**£145,000** Starting Bid

🏠 x3 🚿 x1 🚗 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedrooms
- ✓ Lounge/Diner
- ✓ Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Great renovation project, this three bedroom house is situated in a convenient location within easy reach of the local shops and amenities.

The accommodation features: entrance hall, lounge/diner, kitchen, three bedrooms and bathroom, externally there is a good size garden to the rear, the property is offered with no onward chain.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Semi-detached house

Parking: Allocated, On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

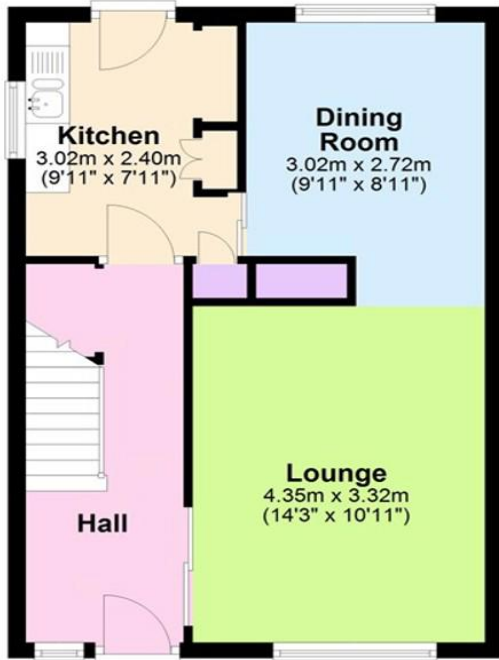
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

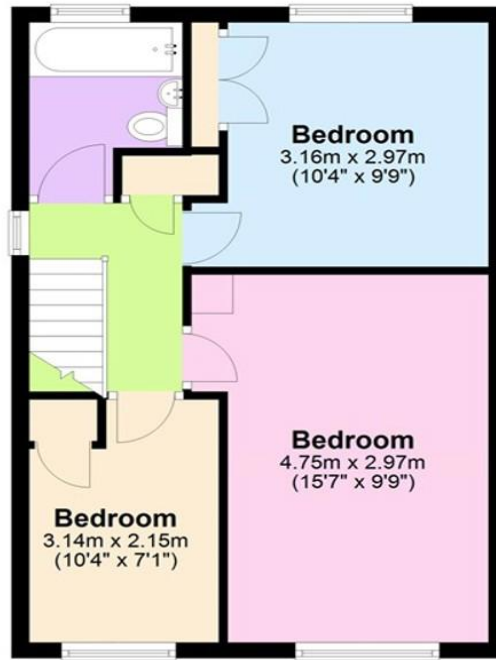
### Ground Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



### First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 83.6 sq. metres (900.3 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

London Road, Coventry, West Midlands, CV3 4BZ

Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

