

Recreation Road, Longford, Coventry, CV6 7AW

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property experts



Recreation Road | Longford | CV6 7AW

Asking Price £190,000



A FANTASTIC THREE BEDROOM CHARACTER HOUSE SITUATED IN A QUIET LOCATION IN LONGFORD. The home is located on a cul-de-sac which over looks longford park from rear garden and local shops. It has a combination boiler, double glazing throughout and feature fire place in the lounge. The property comprised; porch, through lounge/diner, fitted kitchen, further reception room/bedroom and family bathroom. To the first floor there are two spacious double bedrooms. A viewing is highly recommended.



Call me
to book a
viewing



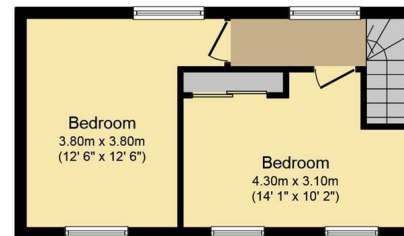
Stephen Rice
02476 500006

- ENTRANCE HALL
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- FAMILY BATHROOM
- BEDROOM 2/RECEPTION ROOM
- TWO DOUBLE BEDROOMS
- PERIOD PROPERTY
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- EPC RATING D



Ground Floor

Floor area 60.0 sq. m. (646 sq. ft.) approx



First Floor

Floor area 29.0 sq. m. (312 sq. ft.) approx

Total floor area 89.0 sq. m. (958 sq. ft.) approx

ry. The position and size of doors, windows

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CV1 2TE

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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