



**Winston Avenue, Coventry
CV2 1QG**

Guide Price £173,950

Freehold - Coventry City Band: A - EPC:

Pointons Estate Agents are pleased to bring to market this well-presented three-bedroom home, offering bright and spacious accommodation throughout. The property has been renovated and neutrally decorated throughout. This property provides a great opportunity for first-time buyers, families or investors looking for a well-located property.

The ground floor offers a generous reception room with plenty of natural light, together with a modern fitted kitchen featuring a good range of wall and base units, integrated cooking facilities and space for appliances.

To the first floor are three well-proportioned bedrooms, offering flexible accommodation for a growing family, home office or guest room. The property also benefits from a modern family bathroom with a bath and shower over.

Externally, the property benefits from a private front garden/driveway area and a rear outdoor space, providing useful areas for seating and entertaining.



Entrance Hall

18'3" x 5'3" (5.55m x 1.59m)

Living Room

12'6" x 6'6" (3.81m x 1.99m)

Kitchen

5'3" x 12'8" (1.59m x 3.86m)

Utility

4'11" x 9'2" (1.49m x 2.80m)

Landing

2'7" x 5'4" (0.80m x 1.63m)

Bedroom 1

11'2" x 12'1" (3.41m x 3.68m)

Bedroom 2

11'11" x 12'7" (3.63m x 3.84m)

Bedroom 3

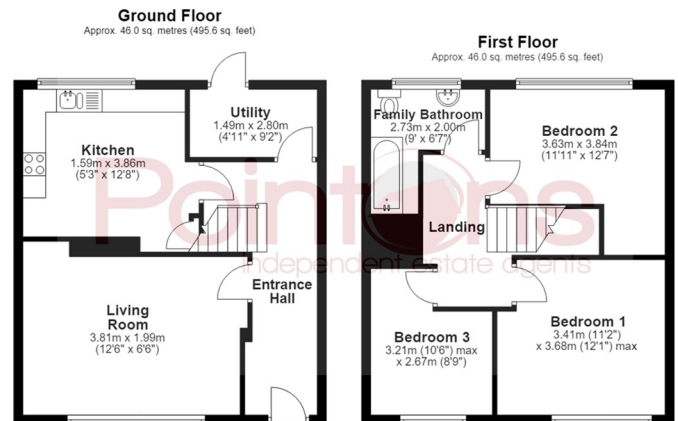
10'6" x 8'9" (3.21m x 2.67m)

Family Bathroom

8'11" x 6'7" (2.73m x 2.00m)

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 92.1 sq. metres (991.1 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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