



Farman Road, Coventry CV5 6HP

Guide Price £195,000

Freehold - Coventry city Band: A - EPC: D

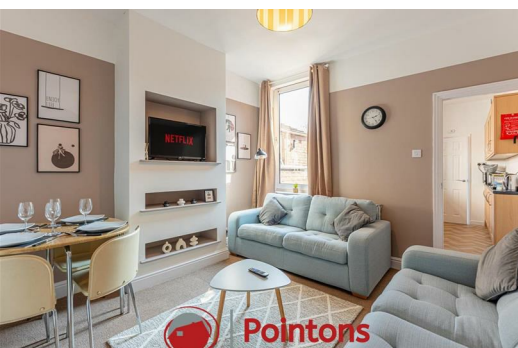
Located in the popular CV5 6HP area, this well-presented two-bedroom mid-terrace property offers spacious and versatile accommodation, ideal for first-time buyers, investors, or those looking to upsize.

The ground floor comprises two generous reception rooms, providing flexible living and dining space. The lounge is bright and welcoming, featuring a modern décor and built-in media shelving, while the second reception room offers an ideal dining area. The fitted kitchen is well-equipped with ample worktop and storage space, with access to the rear garden, alongside a modern family bathroom fitted with a three-piece suite and shower over bath.

To the first floor, the property offers two well-proportioned bedrooms, both presented to a good standard.

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor seating and entertaining.

Conveniently positioned, the property is within easy reach of local amenities, schools, and transport links, making it a practical and attractive choice for a wide range of buyers.



Reception Room

11'3" x 7'6" (3.43m x 2.29m)

Window and radiator to front.

Lounge

11'10" x 11'3" (3.61m x 3.42m)

Feature media wall, window to rear, door to under stair storage, door too;

Kitchen

12'5" x 6'3" (3.79m x 1.91m)

Fitted with matching base and eyelevel units with worktop over, stainless steel bowl with drainer and mixer tap, integrated gas hob and electric cooker, tiled splashback above worktop, window to side, extractor fan, plumbing for washing machine, door to boiler cupboard and additional storage, door to rear hallway with space for fridge freeze, door too garden and door to;

Family Bathroom

5'10" x 6'3" (1.78m x 1.91m)

Fitted with a three-piece suite comprising of a deep panelled bath with mixer tap, glass shower screen and electric shower fitted above bath, tiles surround around bath area. Vanity and wash basin with underneath storage and close couple WC, wall mounted mirrored shelving unit, window and radiator to side.

Bedroom

11'3" x 11'3" (3.43m x 3.42m)

Window and radiator to front.

Bedroom

11'10" x 11'3" (3.61m x 3.42m)

Window and radiator to rear, door to above stair storage with access to loft

External

To the rear; low maintenance patio garden with rear access

To the front; small low maintenance courtyard garden, on street parking

Good To Know

Freehold

Floor area: 721.19 sqft

Energy efficiency rating: D

Council tax band: A

Year built: 1900-1920

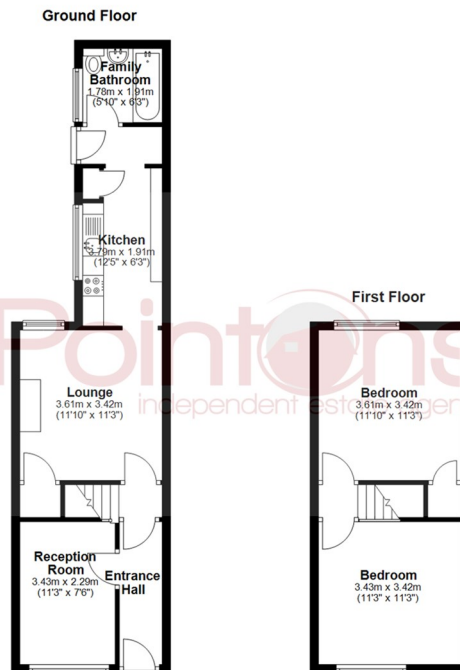
Vendor Position, NO CHAIN

Loft: Insulated

Heating: Gas central heated

Disclaimer

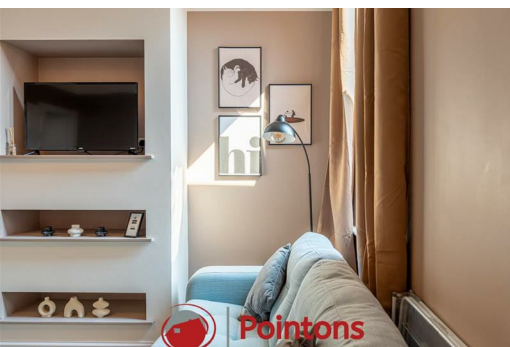
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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		62	83
		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	



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

