



**Eastcotes, Coventry
CV4 9AW**

Guide Price £217,950

Freehold - Coventry Band: A - EPC: C

A well-presented two-bedroom terraced property offering approximately 689 sq ft (64 sq m) of accommodation, ideally situated in CV4 9AW. The property has been modernised to provide bright, contemporary living space and offers a practical layout ideal for owner-occupiers or investors.

The ground floor features a spacious open-plan lounge, kitchen and dining room, creating a versatile modern living space, together with a useful utility area, WC and storage. To the rear is a bright conservatory, providing additional living or dining space and access to the garden.

Upstairs are two well-proportioned bedrooms, both benefiting from their own en-suite facilities. The property also benefits from a private rear garden.

The location is particularly convenient for those connected with Warwick University, with the university within walking distance, while offering excellent road connections towards Birmingham and Rugby. The area is also popular with property investors.



Lounge/Kitchen/Dining Room

29'7" x 10'8" (9.02m x 3.24m)

Box window to front, window to rear, open plan,
Kitchen: fitted with matching base and eye level unit with
worktop above, 1 1/2 bowl stainless steel sink with mixer tap
and drainer, Integrated oven with chrome splashback and
extractor hood, Integrated electric Hob, integrated dishwasher.

Utility

4'2" x 2'6" (1.28m x 0.77m)

Space an plumbing for washing machine and dryer

WC

6'3" x 2'6" (1.90m x 0.77m)

fidget with a two piece suite comprising of a close couple WC
and wall mounted corner sink unit

Conservatory

9'10" x 14'0" (2.99m x 4.26m)

Two windows to rear, window to side, double door to garden.

Bedroom 1

11'5" x 10'11" (3.47m x 3.32m)

Window to front, door to:

En-suite

5'10" x 3'1" (1.79m x 0.93m)

Three piece suite comprising of a shower cubicle, close
coupled WC, Vanity hand wash basin with storage

Bedroom 2

11'6" x 11'2" (3.51m x 3.40m)

Window to rear, door to:

En-suite

7'6" x 2'6" (2.29m x 0.76m)

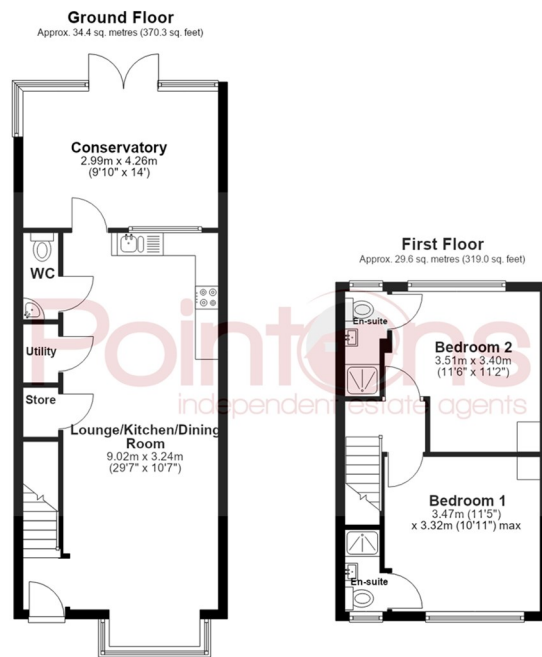
Three piece suite comprising of a shower cubicle, close
coupled WC, Vanity hand wash basin with storage

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.

Viewings

Strictly via Agent



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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