Pointons
independent estate agents



Winston Avenue, Coventry
CV2 1QG
Open To Offers £165,000
Freehold - Coventry City Band: A - EPC:

*** LEGAL FEES INCLUDED *** NO CHAIN *** INVESTMENT OPPORTUNITY ***

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)

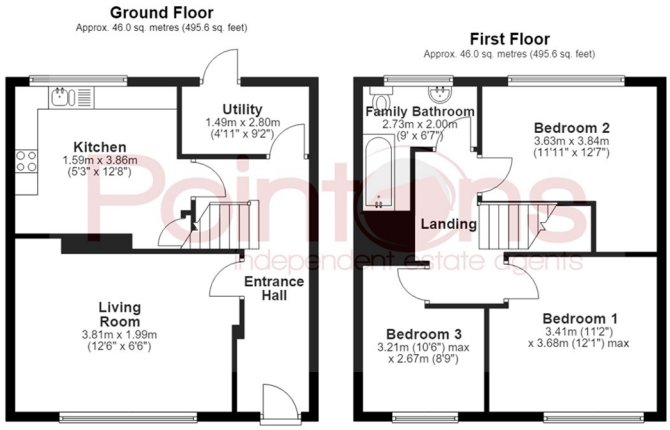
Bedroom 1
11'2" x 12'1" (3.41m x 3.68m)

Bedroom 2
11'11" x 12'7" (3.63m x 3.84m)

Bedroom 3
10'6" x 8'9" (3.21m x 2.67m)

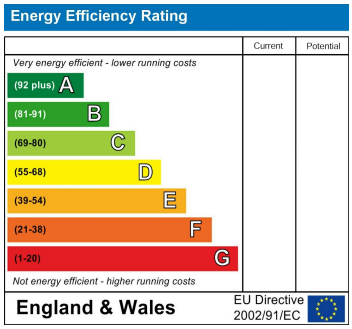
Family Bathroom
8'11" x 6'7" (2.73m x 2.00m)

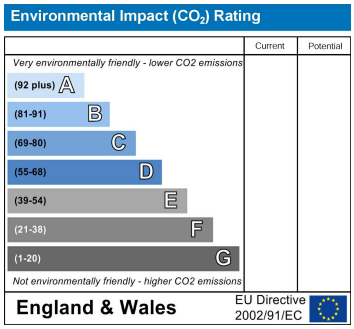
Disclaimer
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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.











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

The Property Ombudsman

www.pointons-group.com