 **2**
Bedrooms

 **1**
Bathroom



****THREE OFF-ROAD PARKING SPACES**IDEAL FIRST-TIME BUY OR INVESTMENT**** This charming two-bedroom end-terrace is perfect for first-time buyers eager to step onto the property ladder or savvy investors seeking a lucrative opportunity. Situated in a quiet cul-de-sac, this property offers a serene retreat while being conveniently close to major amenities and excellent transport links such as easy access to A444, M6, Bayton Road Industrial Estate, CBS/Ricoh Arena, Coventry Arena train station.

As you step into the entrance hallway, you'll immediately feel the warmth and comfort this home exudes. The lounge provides a cozy space to relax and unwind after a long day, while the adjoining kitchen/diner boasts modern appliances including an oven and gas hob along with space for further appliances.

One of the standout features of this property is its spacious conservatory, offering the perfect spot for enjoying morning coffee, office space, or hosting intimate gatherings with friends and family. Upstairs, you'll find two generously sized bedrooms, with the master bedroom benefitting from a convenient built-in storage cupboard.

The part-tiled bathroom, complete with an electric shower (no bath), ensures convenience and functionality.

Outside to the front is a driveway providing off road parking for two cars and located two houses down is a further off road parking space, therefore three vehicles can be parked off road. The side access leads to the rear garden, a tranquil oasis mainly laid to lawn, offering ample space for relaxation.

With the added bonus of a public electric car point nearby, this home truly encompasses modern living at its finest. Don't miss out on the opportunity to make this delightful property your own and experience the epitome of comfort and convenience in Longford

Good to know:

EPC - C

Internal floor area - 60 Sq meters / 645 Sq foot.

Boiler - brand = Mains - located in the kitchen. Age & last serviced date: TBC.

A modern fuse box dated 2021 is located in the hallway.

Property age - built in the late 1990's

Meters located outside to the front of the property.

Loft - insulated, with pull-down ladder and part boarded around the hatch

If rented we expect £1,000 - £1,100 pcm

The vendors position: plan to upsize and are actively looking.

Measurements in foot:

Hallway - 3.47 x 3.06

Lounge - 10.93 x 14.95

Kitchen/diner - 14.97 x 9.99

Conservatory - 8.79 x 13.78

Bathroom - 6.40 x 6.21

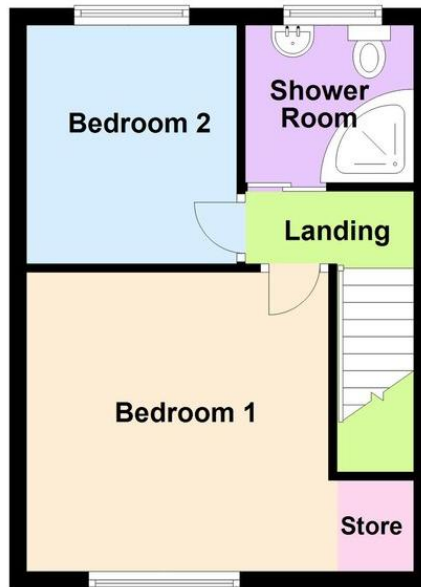
Bed 2 - rear - 9.35 x 8.22


Bed 1 - front - 11.69 x 11.53

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: 1 Amy Close, CV6

