



 **3**
Bedrooms

 **1**
Bathroom



****IDEAL REFURBISHMENT OPPORTUNITY**DOUBLE GARAGE TO REAR**NO CHAIN**** Tucked away in the heart of Radford, Coventry, this traditional three-bedroom mid-terraced family home presents an exciting opportunity for those seeking a property to make their own. Offered vacant and chain-free, it awaits a new chapter with modernization in mind. The property boasts a prime location within reach of Coventry city center, providing easy access to everyday conveniences and amenities.

Upon entering, you're greeted by an entrance hallway that sets the tone for the home's potential. The spacious through lounge/diner, adorned with a bay window and fireplace, offers a cozy space for family gatherings or relaxation. Access to the rear garden adds versatility and extends the living area, perfect for entertaining during warmer months.

The fitted kitchen, though in need of updating, provides a functional space for culinary endeavors, equipped with an oven, electric hob, and ample room for appliances. Upstairs, two double bedrooms offer comfortable accommodation, with the rear bedroom benefitting from a storage cupboard. A further single bedroom provides flexibility for families or home office use.

The part-tiled family bathroom features both a bath and a separate shower, catering to varying preferences. Outside, the property boasts a lawned garden to the front, providing curb appeal, while the low maintenance east-facing rear garden offers a private retreat. A double garage provides off-road parking and valuable storage space, enhancing the practicality of the home.

Additional features include double glazing, gas central heating throughout, a modern fuse box dated 2022, and a modern boiler, ensuring comfort and efficiency. With its blend of character and potential, this property presents a canvas for buyers to create their ideal family home in a sought-after location.

Good to know:

If modernised and rented we expect £1,100 - £1,200pcm.

Council tax band – B - £1,700pa

EPC – D

Freehold

Total floor area – 75 Square meters / 807 Square foot.

Rear garden is east facing.

Though lounge - 24.58 x 10.87

Kitchen - 16.60 x 7.35

Garage - 12.61 x 19.34

Bed 3 (front box) - 8.07 x 5.98

Bed 1 - (front) 13.64 x 10.17 - bay windows.

Bed 2 - (rear) 8.22 x 10.51 - vaillant boiler.

Bathroom - part tiled. Bath and separate shower

Landing - loft hatch.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Cheveral Avenue, Radford, Coventry, West Midlands, CV6 3EP

