Tutis Estates



118 Widdrington Road

, Coventry, CV1 4EN

Price £172,500

A handsome bay-fronted period terrace, comprehensively refreshed throughout by the current owner and offered in genuinely move-in-ready condition.

The work is already done. A brand new kitchen, a brand new bathroom, new carpets and full redecoration mean there is nothing to spend, and with gas central heating, double glazing and Council Tax Band A the running costs stay low.

The layout sets it apart. Unusually for a house of this size there are two separate reception rooms rather than the single knocked-through space so common on these streets. The bay-fronted living room sits to the front, retaining its period coving, with a well-proportioned 15'2" dining room behind it. The new kitchen lies beyond, fitted with gloss units, contrasting worktops, tiled splashbacks and a stainless steel extractor.

That front room brings real flexibility. Reached by its own door off the hallway, it was used as a third bedroom by the previous occupants and would readily serve that purpose again — of appeal to a growing family, anyone wanting a ground-floor bedroom, or a landlord maximising the letting.

- Beautifully refreshed bay-fronted period mid-terraced home
- Brand new kitchen and bathroom, new carpets and full redecoration — nothing to spend
- Two separate reception rooms, including a generous dining room
- Front living room previously used as a third bedroom
- Two bedrooms, the principal a genuine double
- Enclosed rear garden with gated rear access
- Gas central heating, double glazing and Council Tax Band A
- Vacant with immediate possession — no onward chain
- Walking distance of the city centre and Coventry University

Viewing

Please contact us on 02476 01 65 45 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan

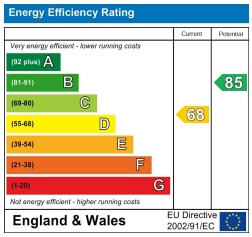


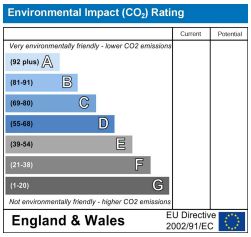
Total area: approx. 68.1 sq. metres (733.4 sq. feet)

Area Map



Energy Efficiency Graph













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