

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

Blenheim Avenue
Coventry, CV6 4FY

£160,000



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Blenheim Avenue

Coventry, CV6 4FY

A great first time purchase or investment opportunity, located in the popular area of Holbrooks and offered with no onward chain.

The ground floor accommodation comprises an entrance hall, a lounge with bay window and separate dining area, under stairs storage and a fitted kitchen leading out onto the rear garden. To the first floor are two double bedrooms with the master boasting built in wardrobes, and a family bathroom. Further benefits include gas central heating and double glazing throughtout.

Externally the property offers a rear garden being mostly laid to lawn with a patio area and direct access into the garage. There is also a small courtyard garden to the front.

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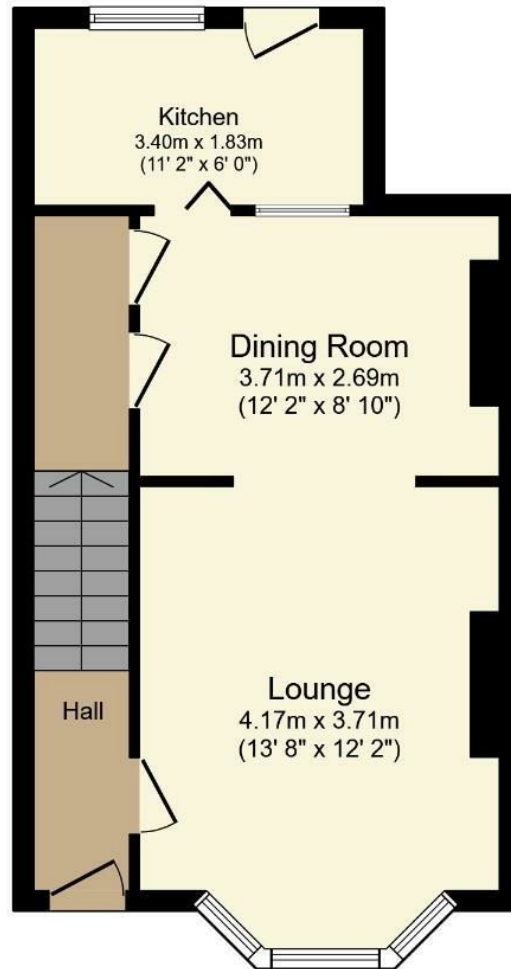




- Great First Time Purchase Or Investment Property
- Two Double Bedrooms
- Build in Wardrobes to Master Bedroom
- Lounge with Bay Window
- Separate Dining Area
- Fitted Kitchen
- Front & Rear Garden
- Garage to Rear
- No Onward Chain

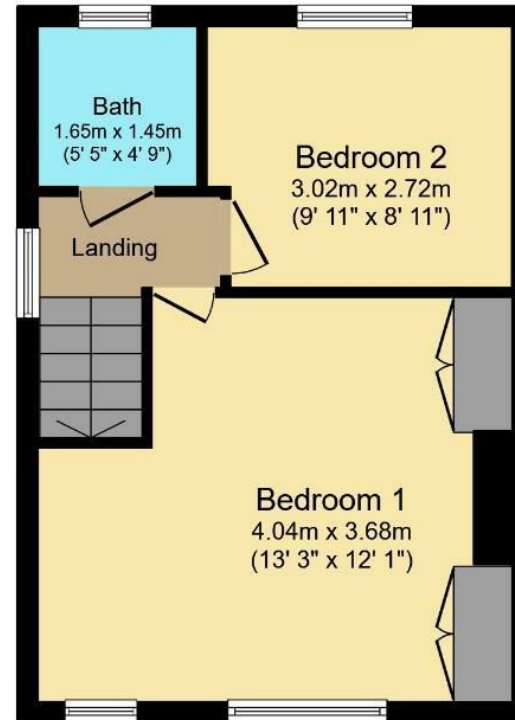


Floor Plan



Ground Floor

Floor area 41.1 sq.m. (442 sq.ft.) approx



First Floor

Floor area 34.0 sq.m. (366 sq.ft.) approx

Total floor area 75.0 sq.m. (807 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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