

OPENING DOORS SINCE 1843

Loveitts est. 1843
THE ESTATE AGENTS



17 Ivybridge Road
Coventry, CV3 5PF

Guide Price £325,000



17 Ivybridge Road

Coventry, CV3 5PF

*****EXTENDED TO THE REAR - VIDEO TOUR - NO ONWARD CHAIN***** Viewing is essential to fully appreciate this deceptively spacious and extended semi detached family home finished to a high quality throughout. The property is situated in a sought after residential area close to good local schools and amenities and is available with no upward chain.

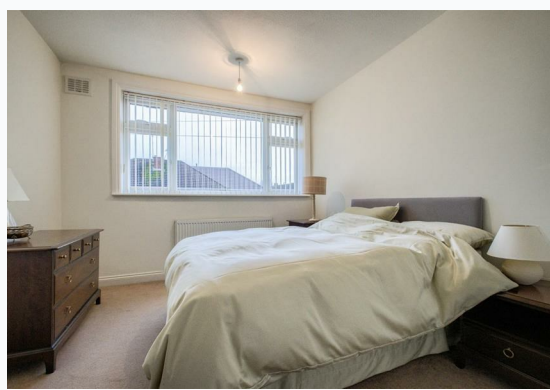
The accommodation briefly comprises an entrance hall, living room, rear sitting room, extended kitchen dining room, utility room and cloakroom, to the first floor there are three bedrooms and a refitted family bathroom with shower. To the front there is a shaled front garden with driveway providing off-road parking and an private mature rear garden.

Call us today for more information or for an internal viewing.





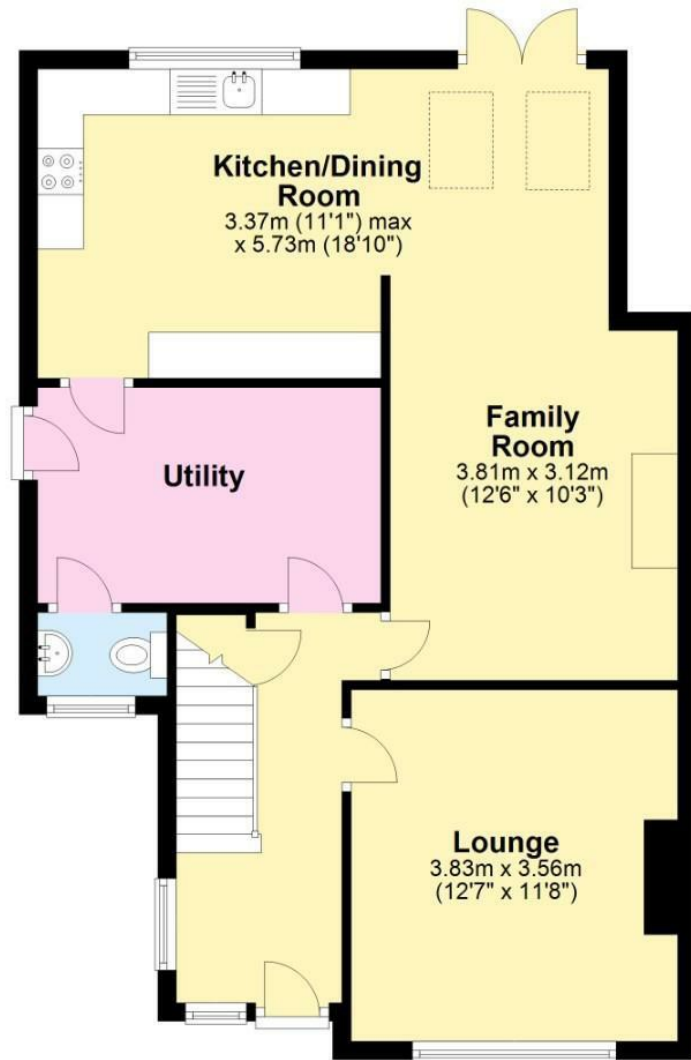
- Extended To The Rear
- Video Tour
- Three Reception Rooms
- Rear Garden
- Off Road Parking
- Gas Central Heating
- No Onward Chain
- EPC Rating C



Floor Plan

Ground Floor

Approx. 65.4 sq. metres (704.4 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.4 sq. feet)



Total area: approx. 107.6 sq. metres (1157.8 sq. feet)

Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm or its employees has the authority to make or give any representation or warranty in respect of the property.



Coventry
29 Warwick Row, Coventry CV1 1DY
024 7625 8421

Registered in England & Wales Company no. 7558151