

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Charter Avenue  
Coventry, CV4 8EA

£280,000



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## Charter Avenue

Coventry, CV4 8EA

This extended semi-detached property is an ideal investment opportunity located a short walk away from Warwick University and offered with no onward chain.

The accommodation on the ground floor comprises a communal lounge, a fitted kitchen with understairs storage, two double bedrooms with one benefitting from patio doors leading out onto the rear garden, a shower room and separate WC. To the first floor are two double bedrooms, a single and a bathroom.

Externally the property boasts a good sized, low maintenance rear garden, a front garden and off road parking.

Further benefits include double glazing and gas central heating throughout.

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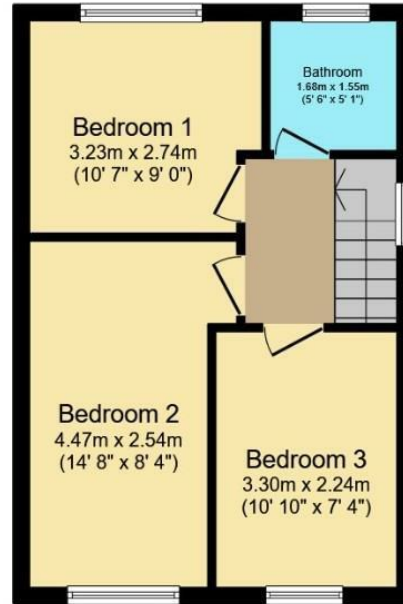
- Great Investment Opportunity
- Extended Semi-Detached
- Five Bedrooms
- Communal Lounge
- First Floor Bathroom
- Ground Floor Shower & WC
- Low Maintenance Rear Garden
- Off Road Parking
- Walking Distance of Warwick University
- No Onward Chain



# Floor Plan



**Ground Floor**

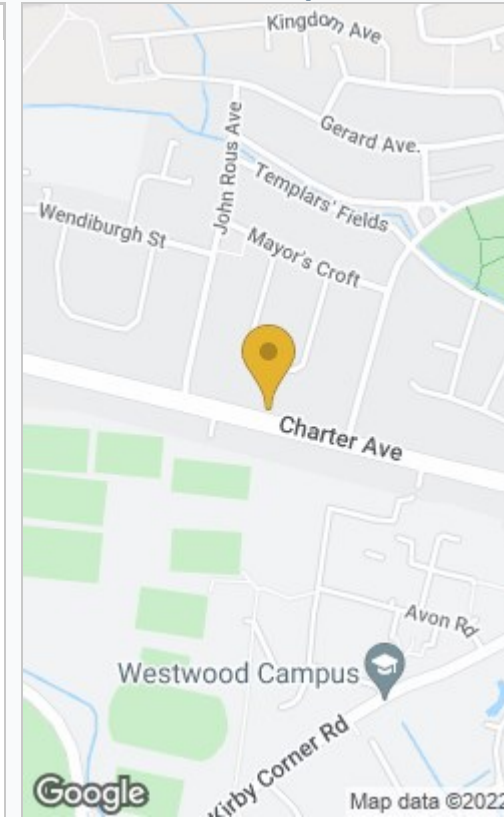


**First Floor**

Total floor area 86.6 sq.m. (932 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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