

OPENING DOORS SINCE 1843

Loveitts^{est. 1843}
THE ESTATE AGENTS



Rodyard Way, Coventry, CV1 2UD
£250,000



3



2



1



C

Rodyard Way Coventry, CV1 2UD

A great opportunity to acquire this well presented three bedroom semi-detached property situated close to Coventry University and within walking distance to the City Centre. The property occupies a corner plot, is perfect for a first time buyer, investor or family and is offered with no onward chain.

The ground floor accommodation on offer briefly comprises entrance hallway with stairs rising to the first floor, lounge, spacious kitchen/diner with fitted units, oven and gas hob and downstairs W.C. To the first floor are two double bedrooms, one single room and the well maintained family bathroom with bath and over shower.

Externally the property boasts both front and rear gardens and two allocated parking spaces.

Further benefits include gas central heating and double glazing throughout.





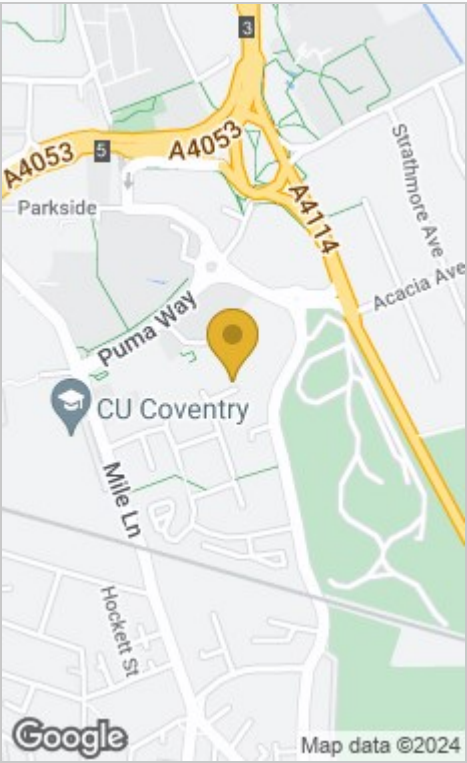
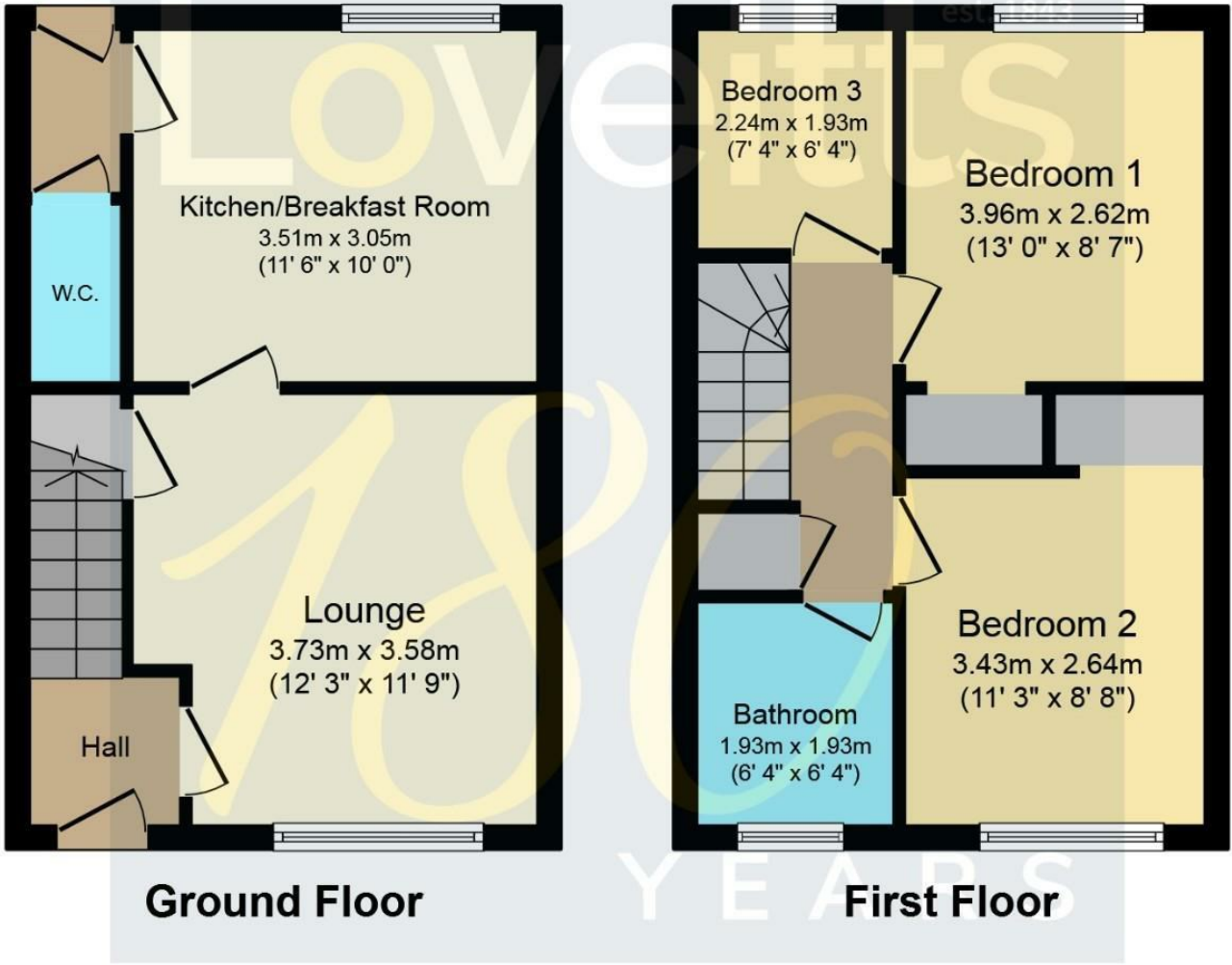
- Semi-Detached
- Three Bedrooms
- Walking Distance to City Centre and Coventry University
- Lounge
- Kitchen/Diner
- Downstairs W.C and Upstairs Bathroom
- Two Allocated Parking Spaces
- Front And Rear Gardens
- Great for First-Time Buyer, Family or Investor
- Council Tax - B

Located close to the university and a short walk from the City Centre, Rodyard Way is a development built in 2001 and a popular choice for families looking for close proximity to the city or investors looking for good quality accommodation to service the local student market. Local amenities are also a short walk away along with Coventry Train Station.



Floor Plan

Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area 60.5 m² (651 sq.ft.) approx

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

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 firms employment 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