

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

35 Dean Street  
Coventry, CV2 4FD

£140,000



# 35 Dean Street

Coventry, CV2 4FD

This well presented traditional mid terrace property is being offered for sale with no upward chain and would make an ideal investment or first time buyer. In brief the accommodation comprises lounge with electric convector fire and wooden style flooring, breakfast kitchen with a range of modern units, utility room with plumbing for a washing machine and a ground floor bathroom having a modern white coloured suite. First floor landing and two double bedrooms, outside there is an enclosed frontage and rear garden. Internal viewing is highly recommended to fully appreciate the spacious accommodation being offered for sale.

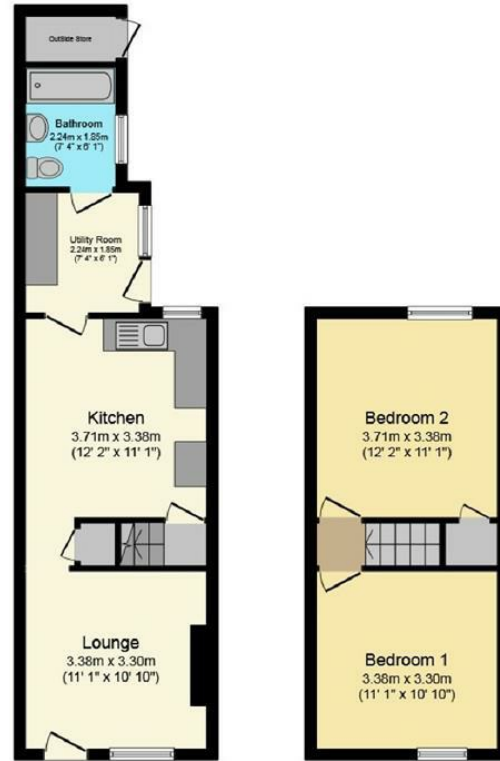




- Mid Terrace
- Spacious Lounge
- Breakfast Kitchen
- Utility Room
- Modern Bathroom
- Two Double Bedrooms
- GFCH & PVCu D/Glazing
- Enclosed Gardens
- No Upward Chain

# Floor Plan

# Area Map



## Ground Floor

Floor area 38.0 sq. m.  
(409 sq. ft.) approx

## First Floor

Floor area 27.0 sq. m.  
(291 sq. ft.) approx

Total floor area 65.0 sq. m. (700 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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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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