

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS



Grangemouth Road, Radford, CV6 3FD  
£240,000



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Loveitts are pleased to bring to market this traditional three bedroom, double bayed mid-terraced property situated in the highly sought after location of Radford. The property is well presented throughout and is perfect for a first time buyer or family.

The ground floor accommodation on offer briefly comprises entrance hallway with stairs rising to the first floor, spacious through lounge/diner with patio doors leading to the rear garden and a modern extended fitted kitchen. To the first floor are two double bedrooms both containing fitted wardrobes, a generous single room and the bathroom featuring shower cubicle.

Externally the property boasts a secure low maintenance rear garden, driveway providing off road parking for two cars, a shed with access through to the garage.

Further benefits include gas central heating and double glazing throughout.

Loveitts strongly recommend viewing this property to fully appreciate all it has to offer.





- Traditional Mid-Terraced Family Home
- Double Bayed
- Three Bedrooms
- Through Lounge/Diner
- Extended Fitted Kitchen
- Bathroom
- Driveway for Two Cars
- Garage
- Highly Sought After Location
- Council Tax - B



Grangemouth Road is situated within walking distance to Jubilee Crescent shopping area, with its plethora of supermarkets and local independent shops. Several local junior and secondary schools are well regarded and within close proximity to the property, alongside easy access to excellent road links such as A444 and M6 motorway. The property is also located a short walk away from the nearest bus route.



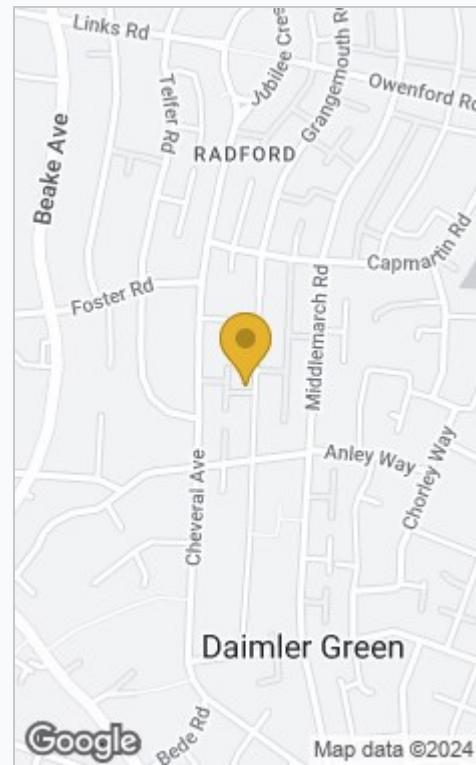
## Floor Plan



Total floor area 85.4 m<sup>2</sup> (919 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

## 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		

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

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