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THE ESTATE AGENTS



Almond Tree Avenue  
Coventry, CV2 1JR

**Offers Over £185,000**



# Almond Tree Avenue

Coventry, CV2 1JR

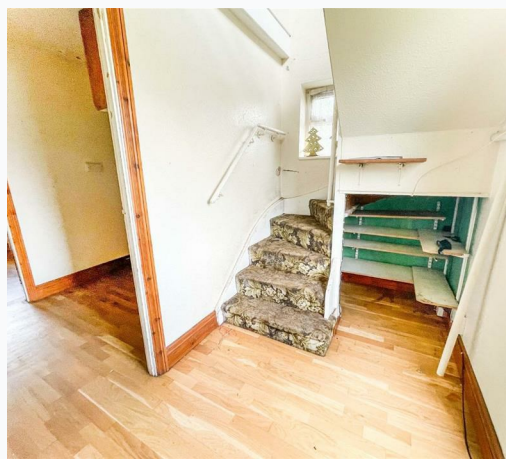
A great opportunity to acquire a three bedroom semi-detached property, perfect for families or investors, offered with no onward chain.

The accommodation comprises of an entrance hallway, 21ft lounge/diner with patio doors leading out onto the rear garden, a fitted kitchen, utility space, three bedrooms, family bathroom and separate WC.

Externally the property boasts front and rear gardens and is situated on a corner plot.

Further benefits include double glazing and gas central heating.

If you're looking to sell your property please contact us here for a FREE Market Appraisal <https://valuation.loveitts.co.uk/home/835-loveitts>

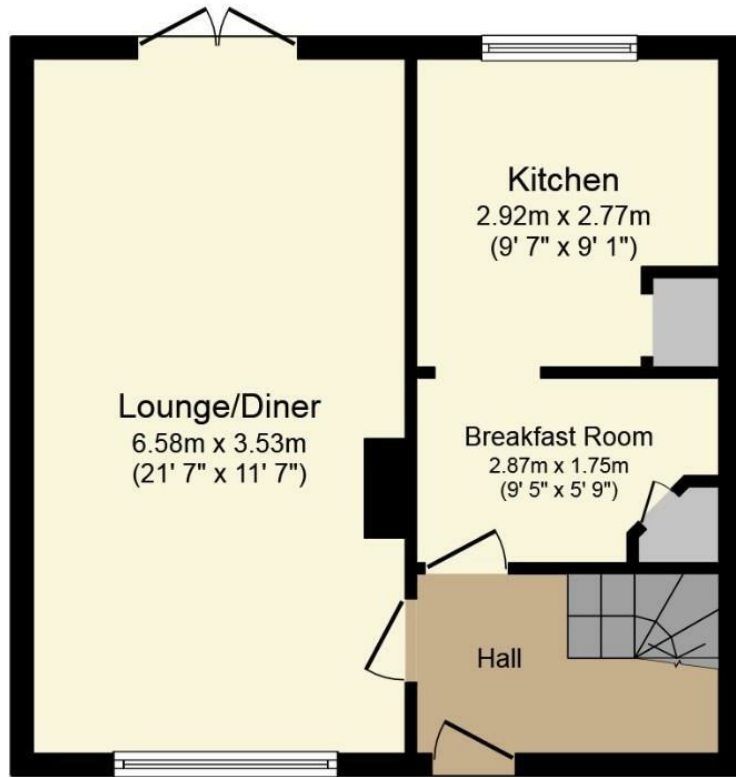




- Semi-Detached Family Home
- Investment Opportunity
- Three Bedrooms
- 21ft Lounge/Diner
- Kitchen & Utility Area
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band A



# Floor Plan



## Ground Floor

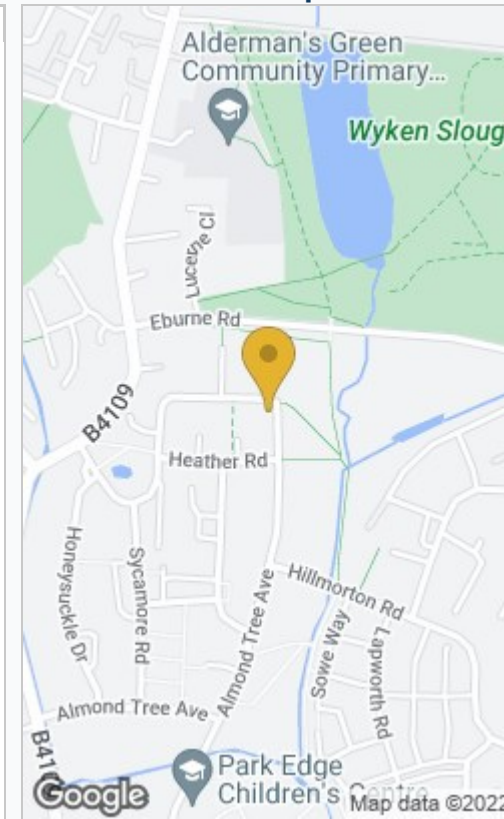


## First Floor

Total floor area 85.5 sq.m. (921 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>68</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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