

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

Cherry Tree Drive  
Coventry, CV4 8LW

£170,000





# Cherry Tree Drive

Coventry, CV4 8LW

\*\*\*75% DISCOUNT MARKET VALUE SCHEME\*\*\* which means you are buying a Freehold house with a discount of 25% off the market price and is not a share ownership scheme.

A well presented and modern terrace home located in the sought after area of Canley, ideal for first time buyers and investors.

The property comprises an entrance hallway which provides access to the cloakroom, a utility cupboard which houses the gas boiler and plumbing for a washing machine, and a spacious open plan lounge/kitchen. The kitchen has a range of units, integrated appliances and a breakfast bar, while the lounge area boats patio doors leading out onto the rear garden.

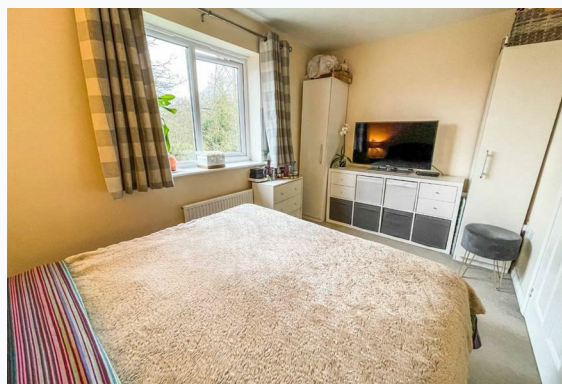
To the first floor are two double bedrooms with the second bedroom having a fitted wardrobe, and a family bathroom.

The property also benefits from gas fired central heating, double glazing and also has five years remaining on the NHBC builders warranty. Outside there is a driveway providing off road parking to the front and a low maintenance rear garden that is mostly laid to lawn with a patio area and rear access.

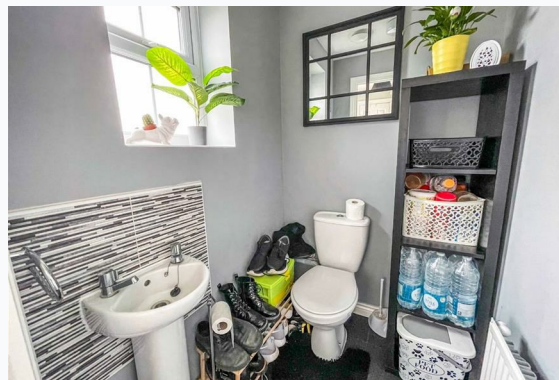
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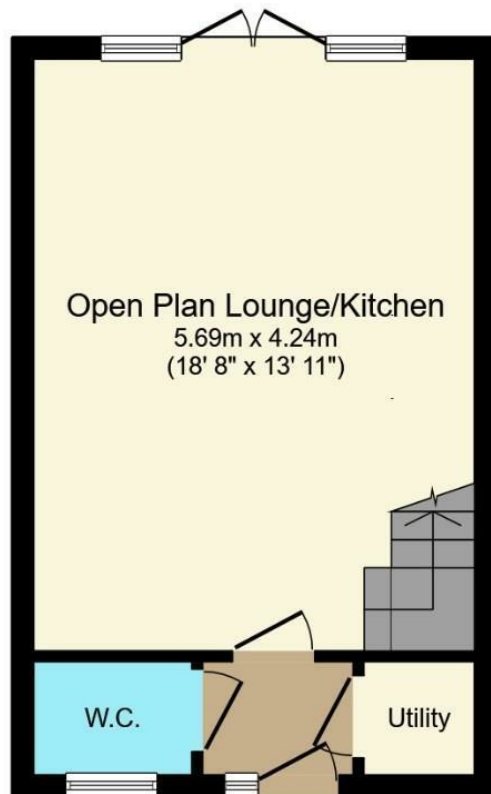


- Modern Terrace Home
- Ideal For First Time Buyers & Investors
- Two Double Bedrooms
- Family Bathroom
- Ground Floor WC & Utility Area
- Open Plan Living
- Kitchen/Breakfast Area
- Low Maintenance Rear Garden
- Off Road Parking
- Sought After Location



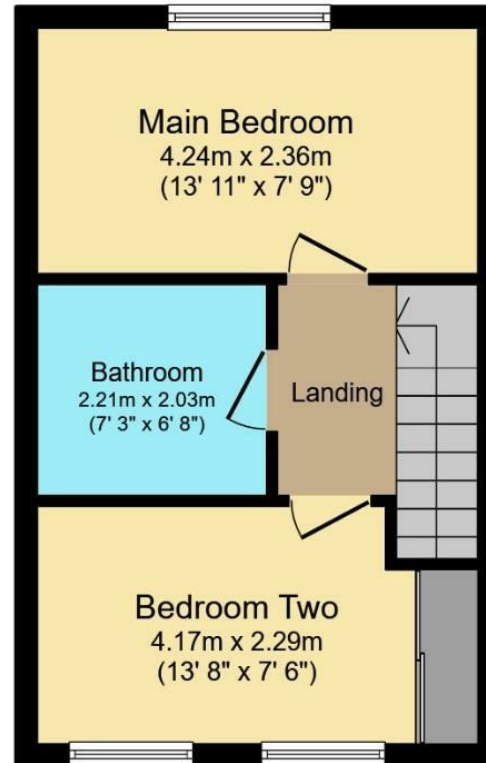


## Floor Plan



### Ground Floor

Floor area 29.2 sq.m. (314 sq.ft.) approx



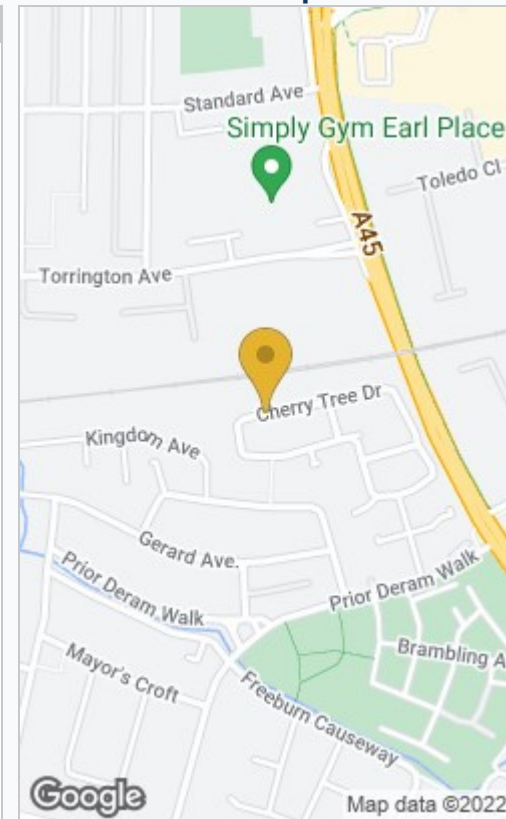
### First Floor

Floor area 29.2 sq.m. (314 sq.ft.) approx

Total floor area 58.4 sq.m. (628 sq.ft.) approx

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## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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		

England & Wales

EU Directive  
2002/91/EC



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