

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS



Bolingbroke Road, Coventry, CV3 1AP  
£220,000

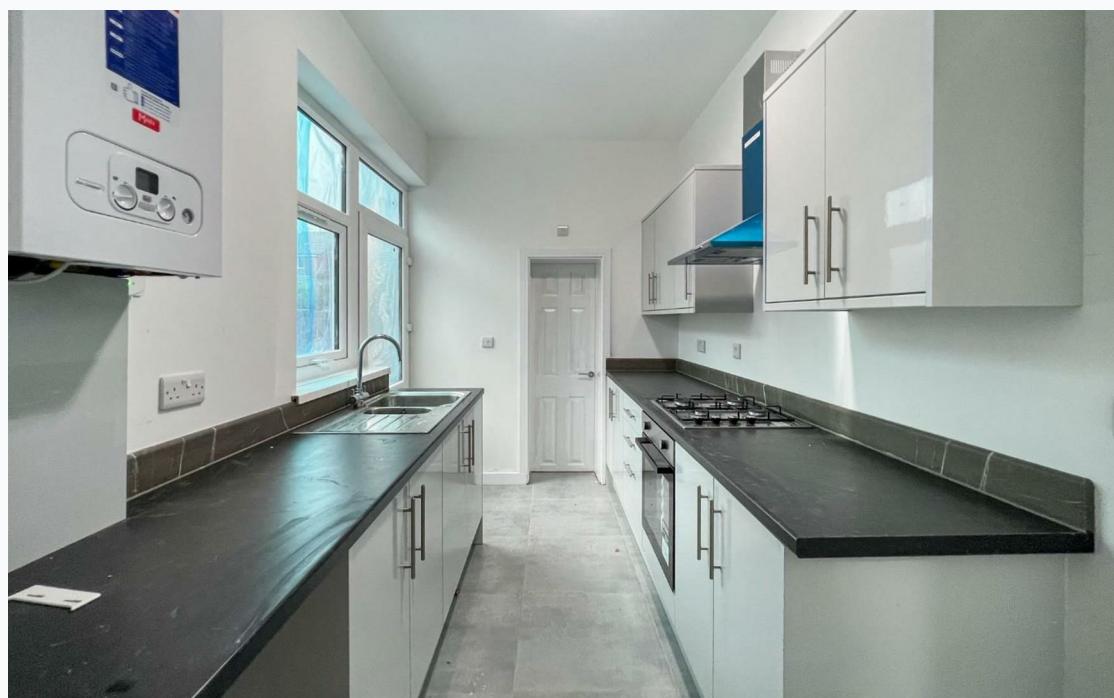


Bolingbroke Road Coventry, CV3 1AP

A great opportunity to acquire this newly renovated, three bedroom end terraced property positioned close to Coventry University and Coventry City Centre. The property is currently in the process of being completed and is also offered with no onward chain.

The ground floor accommodation on offer briefly comprises lounge with bay window, spacious dining room, modern fitted kitchen including oven and gas hob and shower room. To the first floor are two double bedrooms and a generous single bedroom.

Further benefits include gas central heating and double glazing throughout.





- End-Terraced Property
- Three Bedrooms
- Recently Renovated
- Modern Kitchen
- Two Reception Rooms
- Modern Shower Room
- Popular Location
- Walking Distance to Coventry City Centre
- No Onward Chain
- EPC - TBC

Bolingbroke Road is located in Stoke and is situated within walking distance to Coventry University and Coventry City Centre making it convenient for professionals and students alike. A variety of local amenities are situated a short walk away for ease and the property is also positioned on a bus route.

Great road links such as the A444 and M6 are also only a short drive away.



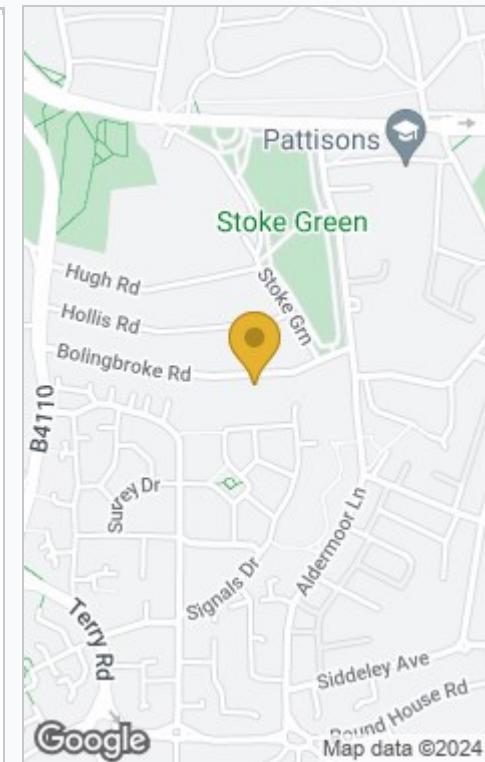
## Floor Plan



Total floor area 77.0 m<sup>2</sup> (829 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		
(81-91) B		
(69-80) C		
(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

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.



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