

FRONT ENTRANCE DOOR

OPEN PLAN LOUNGE DINING ROOM

20' 2" max x 17' 5" max
(6.15m max x 5.31m max)

KITCHEN

8' 4" x 7' 11" (2.54m x 2.41m)

LANDING

BEDROOM

10' 9" x 8' 5" (3.28m x 2.57m)

BEDROOM

8' 5" x 8' 5" (2.57m x 2.57m)

BEDROOM

8' 6" x 5' 4" (2.59m x 1.63m)

BATHROOM

DRIVEWAY

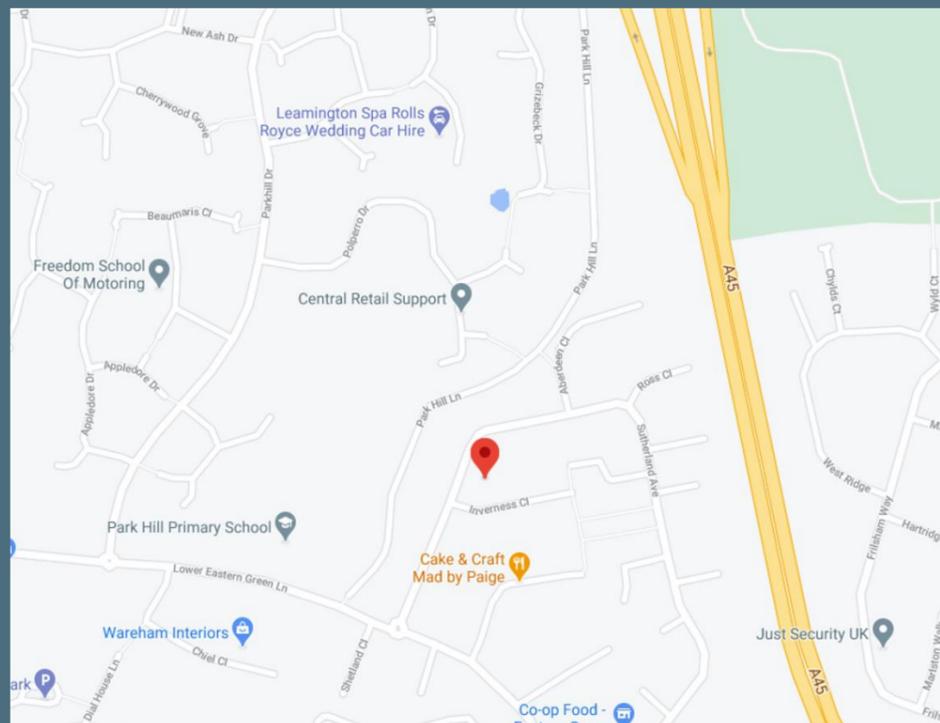
REAR GARDEN



22 Sutherland Avenue

Mount Nod, Coventry, CV5 7NB

£193,950



IMPORTANT NOTICE
We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc., you must satisfy yourself that they operate correctly. Room sizes are approximate, they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, you must take the advice of your legal representative. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Floor plans and compass are for guidance purposes only.

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£193,950

**22 Sutherland Avenue
Mount Nod, Coventry, CV5 7NB**

- Well Presented Mid Terrace
- Open Plan Lounge Dining Room
- Fitted Kitchen
- THREE BEDROOMS
- Bathroom
- Driveway & Rear Garden
- Double Glazing
- Gas Fired Central Heating
- Freehold
- Tax Band B
- EPC Rating C

Viewing is strictly by appointment



Property Description

A well presented mid terrace located close to local shops and schools and offering ideal accommodation for a young family or first time buyer. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: open plan lounge dining room and a fitted kitchen. On the first floor a landing, THREE BEDROOMS and a bathroom. Outside there is a driveway for several cars and an enclosed rear garden.

MUST BE VIEWED INTERNALLY.

