

## HALLWAY

### LOUNGE DINER

25' 6" x 10' 9" max

(7.77m x 3.28m max)

### KITCHEN

11' x 8' 1" (3.35m x 2.46m)

### UTILITY LOBBY

### CLOAKROOM WC

### LANDING

### BEDROOM

11' 4" x 9' 10" (3.45m x 3m)

### BEDROOM

11' 2" x 9' 10" (3.4m x 3m)

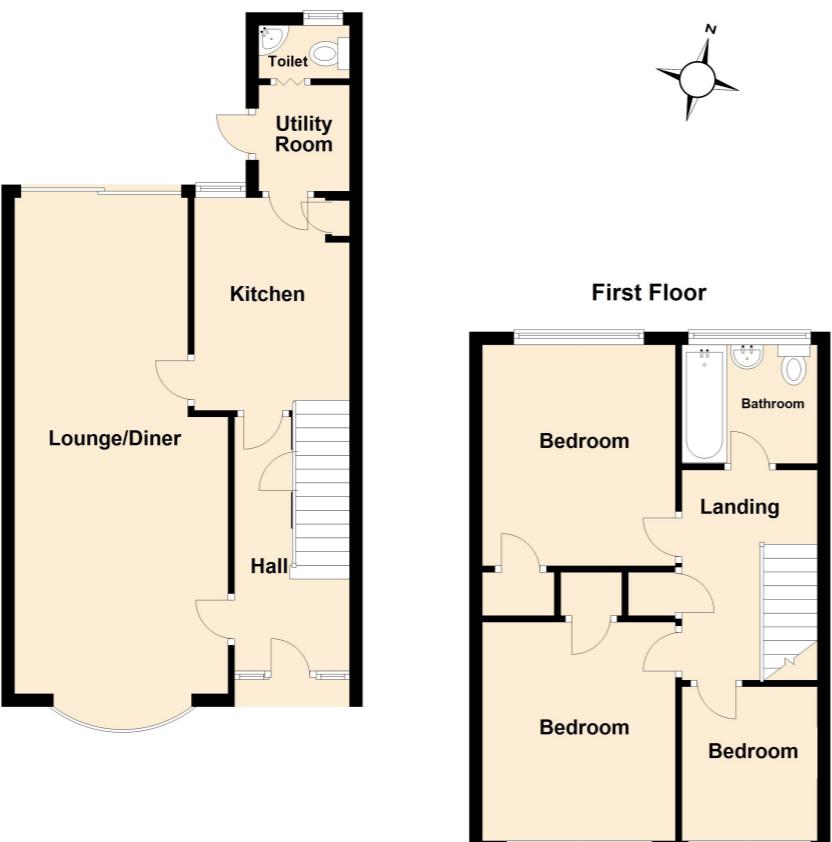
### BEDROOM

8' 2" x 6' 11" (2.49m x 2.11m)

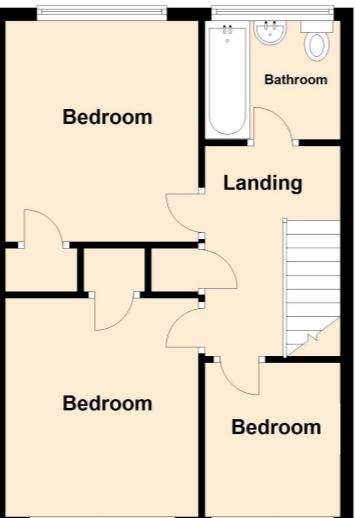
### BATHROOM WC

### GARDENS

#### Ground Floor



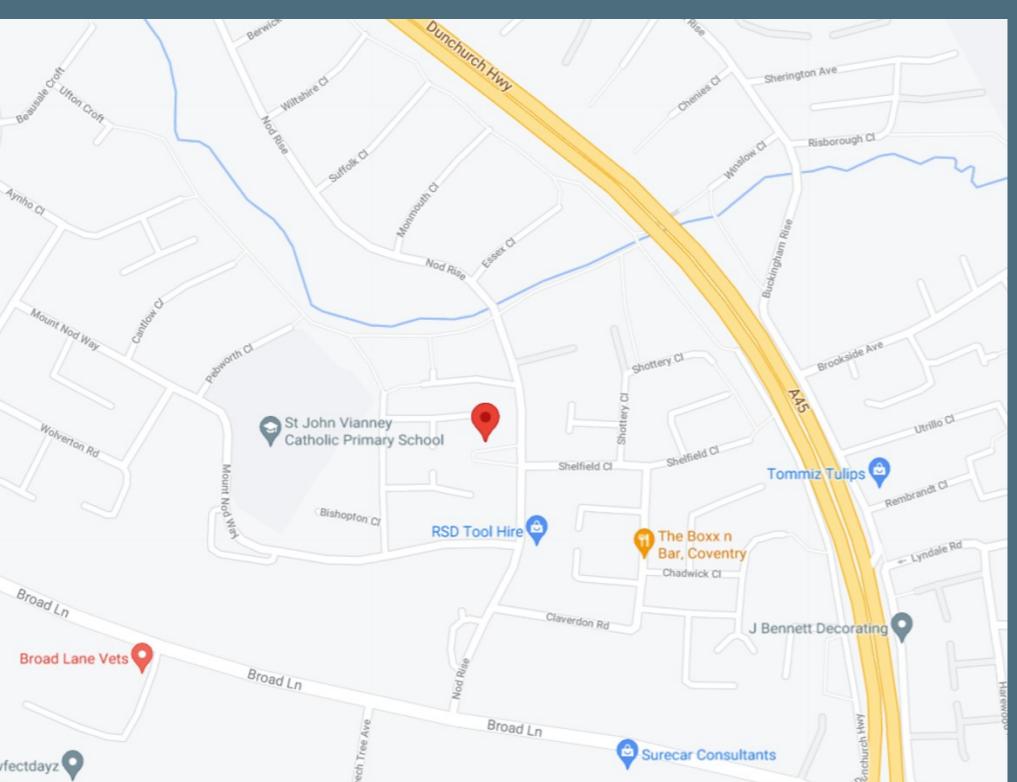
#### First Floor



**£229,500**

## 35 Nod Rise

Mount Nod, Coventry, CV5 7HU



#### 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.

#### Contact us at

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## Property Description

A mid terrace property offering ideal accommodation for a young family or a first time buyer. Located close to local shops, schools and easy access to public transport. The property benefits from double glazing and gas fired central heating.

In brief the accommodation comprises: hallway, lounge dining room with a feature fireplace, kitchen, utility lobby and cloakroom WC. On the first floor a landing, THREE BEDROOMS and a bathroom WC. Outside there are gardens to the front and rear.

NO UPWARD CHAIN.

MUST BE VIEWED.

**£229,500**

35 Nod Rise

Mount Nod, Coventry, CV5 7HU

- Mid Terrace
- Sought After Location
- Lounge Dining Room
- Kitchen
- Utility Lobby & Cloakroom WC
- THREE BEDROOMS
- Bathroom WC
- NO UPWARD CHAIN
- Freehold
- Tax Band B
- EPC Rating E

Viewing is strictly by appointment

