

## Nunts Park Avenue , Coventry, CV6 4GX Offers over £160,000

Nestled in the desirable area of Nunts Park Avenue, Holbrooks, Coventry, this charming mid-terrace house presents an excellent opportunity for those looking to make their mark on a property. Offered with no upward chain, this three-bedroom home is ideal for families or investors seeking a project to modernise.

Upon entering, you will find a welcoming lounge that flows seamlessly into a spacious kitchen diner, perfect for family meals and entertaining guests. The ground floor also features a convenient lean-to and a bathroom, providing essential amenities for everyday living. Upstairs, the property boasts three well-proportioned bedrooms, offering ample space for rest and relaxation.

The house benefits from double glazing and gas central heating, ensuring comfort throughout the seasons. Externally, you will discover gardens to both the front and rear, providing a lovely outdoor space for gardening enthusiasts or a safe play area for children.

Situated within the catchment area of the highly regarded President Kennedy School, this property is well-placed for families seeking quality education for their children. With its potential for modernisation, this home is a blank canvas awaiting your personal touch. Whether you are a first-time buyer or looking to invest, this property is not to be missed.

- No Upward Chain
- Three Bedrooms
- Lounge and Kitchen Diner
- President Kennedy School Catchment

### Viewing

Please contact our Evans Estates Office on 02476333363 if you wish to arrange a viewing appointment for this property or require further information.



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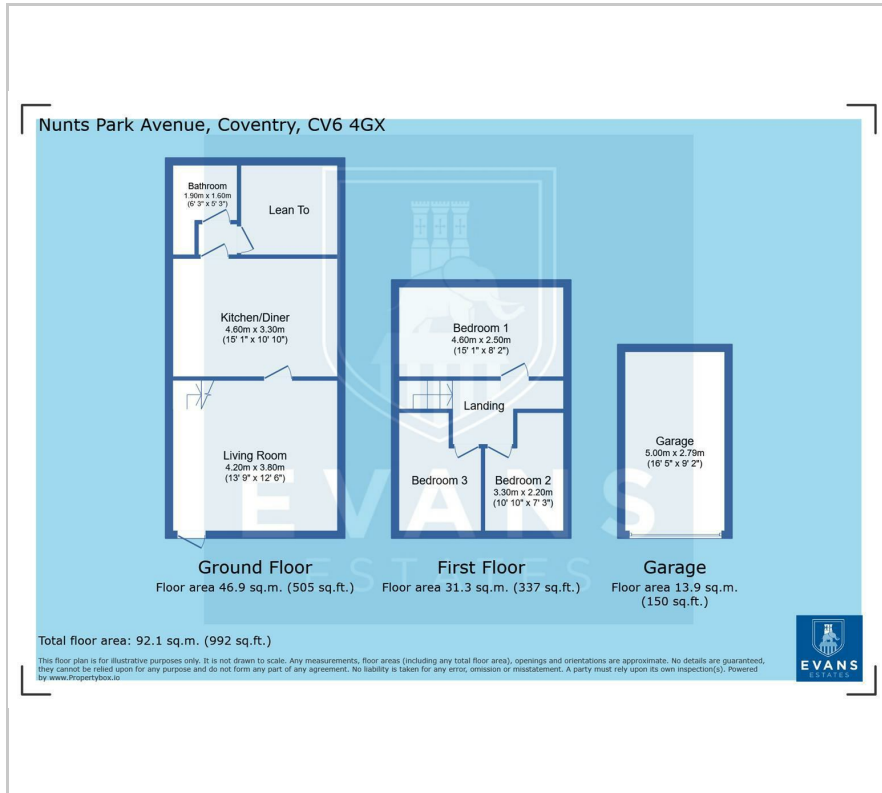


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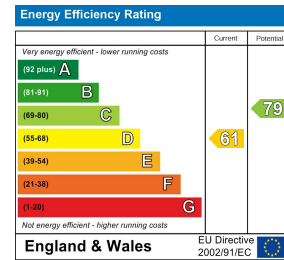
## Floor Plan



## Area Map



## Energy Efficiency Graph



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