



47 Lowfield Road, New Century Park, Coventry, West Midlands. CV3 1LA

Situated in a small development on the edge of Copsewood, this well presented three storey four bed roomed town house is set in a secluded setting. There is gas central heating and uPVC double glazing and is currently let but is to be sold with vacant possession and no chain. Incorporating entrance hall, ground floor cloakroom, attractive lounge with double doors through to the rear garden, fitted kitchen with split level hob and oven, two double bedrooms and bathroom to the first floor and to the second floor two double bedrooms and master en-suite. There is a brick built garage behind the rear garden with additional car parking. Being well served by local shops and bus services as well as being within easy access of the city centre.

£275,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Spacious and well presented three storey semi detached town house
- Pleasant secluded position
- Gas central heating and double glazing
- Spacious lounge overlooking the rear garden
- Fitted kitchen with hob and oven
- Four bedrooms over two floors
- First floor bathroom and master en-suite
- Brick built garage and additional car parking
- Vacant possession with no chain

ROOM DESCRIPTIONS

Canopy Porch Entrance

Leading to sealed unit double entrance door.

Entrance Hall

With staircase to the first floor.

Ground Floor Cloakroom

With WC and wash hand basin.

Attractive Lounge/Dining Room

2.74m x 5.18m (9' 0" x 17' 0")

With uPVC double glazed doors leading out to the rear garden.

Kitchen

2.41m x 2.84m (7' 11" x 9' 4")

First Floor Landing

With staircase to the second floor and built in airing cupboard.

Bedroom Four

2.71m x 3.28m (8' 11" x 10' 9")

Bedroom Three

2.70m x 2.70m (8' 10" x 8' 10")

Fully Tiled Bathroom

1.67m x 1.96m (5' 6" x 6' 5")

With white three piece suite with chrome shower unit.

Second Floor Landing

With doors to:

Master Bedroom

3.72m x 4.04m (12' 2" x 13' 3")

With built in wardrobe cupboards.

En-suite Shower Room

1.54m x 1.92m (5' 1" x 6' 4")

With corner shower cubicle with chrome shower unit, pedestal wash hand basin and low level WC.

Bedroom Two

3.69m x 2.77m (12' 1" x 9' 1")

Outside

There is excellent access via a service road behind the property to the brick built garage, additional car parking and open plan foregarden.

Important Agent's Note

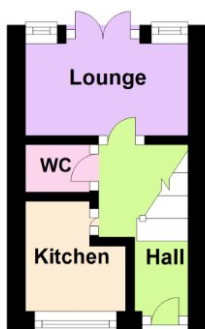
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FLOORPLAN & EPC



Ground Floor

Approx. 5.2 sq. metres (55.7 sq. feet)



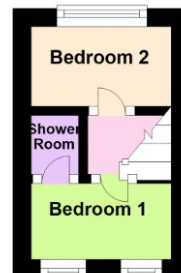
First Floor

Approx. 4.5 sq. metres (48.4 sq. feet)



Second Floor

Approx. 3.9 sq. metres (41.7 sq. feet)



Total area: approx. 13.5 sq. metres (145.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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