

## FOR SALE

### Hollyfast Road Coventry, CV6 2AE

**Purchase Price:** £229,500  
**Area:** 1,163 sqft (108 sqm)

- ON BEHALF OF NHS PROPERTY SERVICES
- Attractive Character Terraced House
- Popular Coundon Address
- Playing Fields To Front
- Three Bedrooms



## LOCATION:

The property is located in a favoured residential area directly fronting Hollyfast Road and facing the Bablake School Playing Fields, with local shops, schools and bus service all close to hand. The Coventry City Centre is approximately 1.5 miles distant.

## DESCRIPTION:

This is a most attractive three bedroomed end of terraced residence affording as particularly pleasing external appearance with part rendered front elevation incorporating mock timber relief.

The property, which has been extended on a single storey at the rear has the benefit of gas-fired central heating and UPVC double glazing, but now requires a certain amount of upgrading and refurbishment having been used in recent years to provide home care, so has something of an 'institutional' feel currently.

The accommodation in brief comprises porch, hallway, lounge, two reception rooms, cloakroom, and extended kitchen on the ground floor, together with three bedrooms and shower room on the first floor. Otherwise the property is thought to offer potential for a loft conversion and further rear extension (subject to planning) and benefits from a garage at the rear and further parking at the front. The property also benefits from a car draw on at the front.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
Ground Floor	668	62
First Floor	495	46
<b>TOTAL</b>	<b>1,163</b>	<b>108</b>

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any sale.

## SERVICES:

All mains services are understood to be connected together with gas-fired central heating. No tests have been applied.

## TERMS:

The property is available freehold with vacant possession. Offers in excess of £229,500 are invited. As this is a disposal on behalf of NHS Property Services Ltd, there will be a sales clawback for a period of five years.

## LEGAL COSTS:

Both parties are to be responsible for their own legal costs in this case..

## VAT:

Not applicable.

## RATEABLE VALUE:

The property is listed on the Valuation Office website as being Band C for Council Tax purposes.

## EPC RATING: D

## CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **commercial@loveitts.co.uk**