

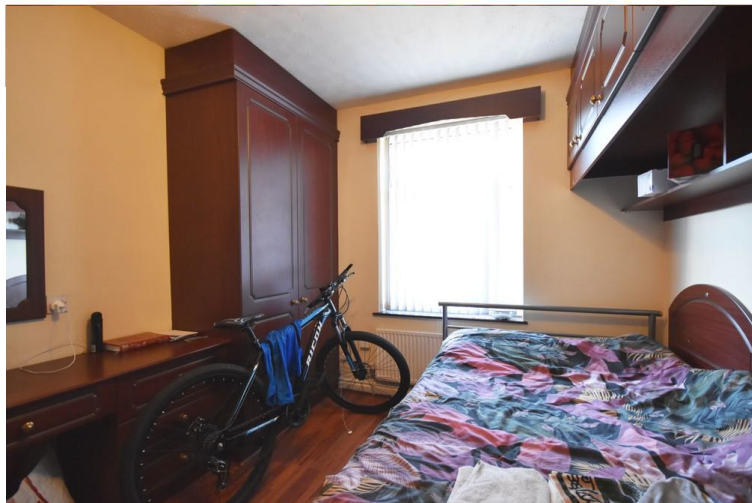


Cambridge Street
Hillfields
Coventry
CV1 5HW

- High-Yield Income Stream
- Prime City Centre Location
- Licensed for 7 Bedrooms
- Capacity for 8 Tenants

£425,000
 EPC Rating '71'





Property Description

This substantial freehold property offers a rare blend of scale, income, and strategic positioning in the heart of Hillfields. With seven spacious bedrooms and five bathrooms, it's tailor-made for student or professional tenants seeking comfort and convenience. The home features an integral garage-ideal for secure storage or future conversion-and a large private rear garden, a standout feature in city-centre HMOs.

Fully tenanted and income-producing, the property can also be offered with vacant possession, giving investors flexibility. A seven-bedroom HMO licence is in progress, ensuring compliance and long-term viability. The layout is thoughtfully designed to maximise rental appeal, with communal areas and private rooms arranged for both practicality and privacy.

Located in a high-demand rental zone, Cambridge Street benefits from excellent transport links, nearby shops, and essential services-all within walking distance. Its proximity to Coventry University ensures consistent occupancy and



strong rental yields year-round.

This is more than just a property-it's a proven performer with future growth potential. Viewings are highly recommended. Call 02476 263 660 to arrange a visit.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 1841 sq ft (171.0 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of all rooms, corridors, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
Made with Hogen 12002

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements