



**50 Northfield Road
, Coventry, CV1 2BP**

- New Instruction
- HMO Licensed Property
- Four Occupants Allowed
- Close Proximity To City Centre & Coventry University

Offers Over £210,000
EPC Rating 'D'





Property Description

This well-located mid-terraced property offers a fantastic layout, featuring a large reception room and a rear kitchen on the ground floor, perfect for communal living. Situated in the heart of the city centre, it provides unbeatable access to shops, restaurants, and transport links.

Boasting 4 generously sized bedrooms and 2 bathrooms, the property also comes with an HMO license for 4 occupants, making it an ideal investment or shared living space for students or professionals. Additionally, it benefits from a private rear garden, offering a great outdoor space to enjoy.

This is an excellent opportunity to acquire a versatile property in a prime location with high rental potential!

BEDROOM

11' 1" x 8' 2" (3.4m x 2.5m)

RECEPTION ROOM

14' 9" x 11' 9" (4.5m x 3.6m)

KITCHEN



14' 9" x 7' 2" (4.5m x 2.2m)

BEDROOM

11' 5" x 11' 1" (3.5m x 3.4m)

BEDROOM

11' 9" x 9' 2" (3.6m x 2.8m)

BATHROOM

6' 2" x 4' 7" (1.9m x 1.4m)

BEDROOM

11' 9" x 7' 2" (3.6m x 2.2m)

DISCLAIMER

Seller's position: No Chain

Council Tax Band: 'A'

Local Authority: Coventry City Council

EPC Rating: 'D'

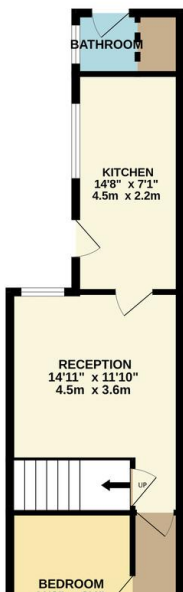
Tenure: Freehold



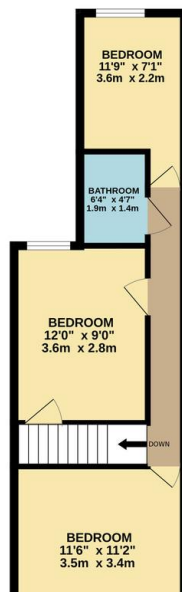
Whilst great care is taken to ensure all measurements are accurate, they should be considered only as approximations of the maximum distances. The floorplan provided is for guidance only and should not be relied upon for purchasing furniture, fixtures or other. Any intended purchaser is encouraged to take their own measurements.

Please be advised Cloud9 Estates have not sought to verify the legal title of the property or information relating to any lease. Your appointed conveyancer should verify all details for you.

GROUND FLOOR
433 sq ft, (120.2 sq m.) approx.



1ST FLOOR
411 sq ft, (118.2 sq m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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