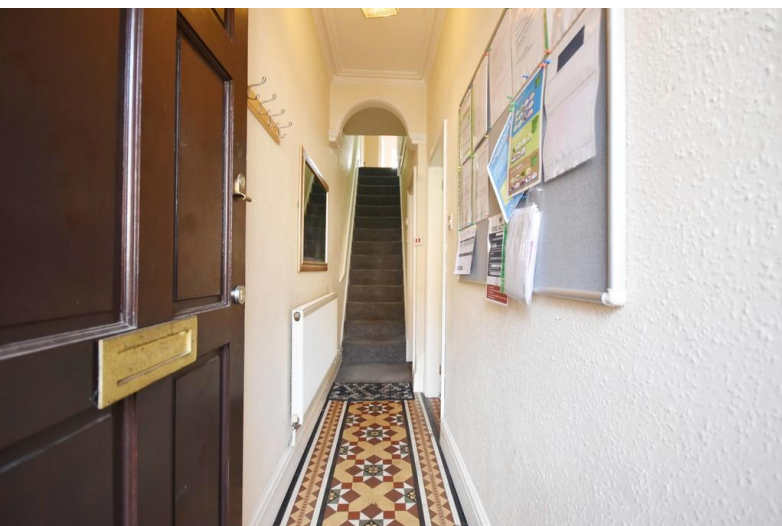




**58 Marlborough Road
, Coventry, CV2 4EP**

- Within Walking Distance Of Coventry University & City Centre
- HMO Licensed Property
- Three Rentable Rooms
-

Offers Over £190,000
EPC Rating 'C'





Property Description

BEDROOM

14' 9" x 10' 5" (4.5m x 3.2m)

RECEPTION ROOM

13' 5" x 10' 5" (4.1m x 3.2m)

KITCHEN

13' 9" x 8' 6" (4.2m x 2.6m)

BATHROOM

8' 6" x 5' 10" (2.6m x 1.8m)

BEDROOM

14' 1" x 12' 5" (4.3m x 3.8m)

BEDROOM

13' 5" x 8' 6" (4.1m x 2.6m)

BATHROOM

7' 6" x 4' 7" (2.3m x 1.4m)

BEDROOM

8' 10" x 5' 10" (2.7m x 1.8m)

DISCLAIMER

Cloud9 Estates proudly presents this excellently maintained three-bedroom HMO property, with tenants in situ paying £1,200 PCM, a fantastic opportunity for both



first-time buyers and investors!

A well-presented three-bedroom mid-terraced home featuring gas central heating and double glazing throughout. This property is ideally situated close to local amenities and benefits from excellent public transport links.

The ground floor comprises two reception rooms, one of which has been converted into a bedroom. There is also useful under-stair storage and a tidy kitchen with a range of wall and base units. Completing the ground floor is a part-tiled family bathroom incorporating a bath with shower over, WC, and hand wash basin.



To the first floor are three generously sized bedrooms, along with an additional shower room with WC, providing added convenience for multiple occupants.

Externally, the property benefits from a low maintenance garden to the front and a slabbed rear garden, offering private outdoor space.

This home is already configured to generate income with HMO tenants, and its current condition makes it a low-effort, high-yield investment.



⚠ Important Note to Prospective Purchasers

As part of our compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation ensures a smooth and timely sales process.

While we aim to provide accurate and reliable property details, these particulars do not form part of any offer or contract. Buyers should not rely solely on this information as statements of fact. Any appliances, systems, or services listed have not been tested by Cloud9 Estates and no guarantees are given as to their working condition.

All measurements are approximate and for guidance only. Some details may be subject to vendor approval. If clarification is needed, particularly if you are traveling a long distance to view, we recommend contacting us in advance.

Final agreements on fixtures and fittings will be established via the official fixtures and fittings form as part of the legal process handled by the buyer and seller's solicitors.

Please note: Cloud9 Estates has not verified the legal title of the property. Buyers are advised to seek confirmation through their solicitor.

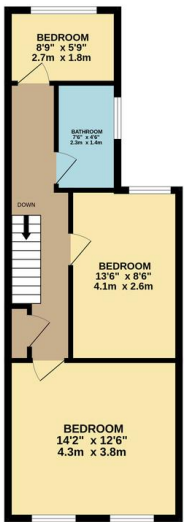
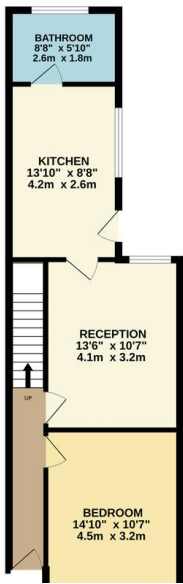




For viewings or further information, contact Cloud9 Estates today!
This is a high-potential opportunity you won't want to miss.

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.cloud9estates.co.uk
sales@cloud9estates.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 are 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.