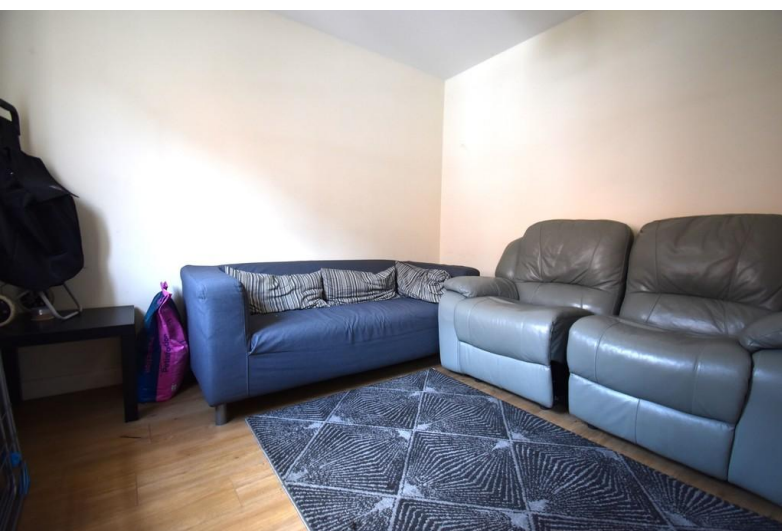


**12 Kilby Mews
Coventry, CV1 5EB**

- 3 Storey Town House
- Investment Opportunity
- Double Glazing and Gas Central Heating
- 4 Bedrooms

Offers Over £300,000
EPC Rating '79'





Property Description

PROPERTY DESCRIPTION

A Modern 3 Storey, Town House situated in a gated development found off Far Gosford Street, convenient for the City Centre and particularly the University Campus.

This fantastic investment opportunity (with 3 bedrooms presently let with an income of £1440pcm with capacity to increase), benefitting from Gas Central Heating and Double Glazing in brief comprises; entrance hallway, guest cloakroom/WC, a living room, well-appointed kitchen/diner, two bedrooms and a bathroom occupying the 1st floor with the two remaining bedrooms plus a further bathroom on the 2nd floor.

There is off road parking provided to the front of the property and a low maintenance garden to the rear.

The property is situated close to numerous local amenities.

Don't miss out - book your viewing today with the award winning Cloud9 Estates!



LIVING ROOM
3.04m x 2.53m

KITCHEN/DINER
3.93m max x 4.83m max

BEDROOM ONE
3.32m x 2.82m

BEDROOM TWO
2.82m x 3.66m



BEDROOM THREE
3.88m x 2.96m max

BEDROOM FOUR
4.83m max x 3.10m





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, distances, floors and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be guaranteed as to their quantity or efficiency can be given.
 Made with Mapbox (2023)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	79	
(55-68) D		
(39-54) E		

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