



  
Cloud9 Estates

**6 Princess Street**  
**Foleshill, Coventry, CV6 5BT**

- Mid Terraced
- 3 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen

**£195,000**  
EPC Rating '63'





## Property Description

### PROPERTY DESCRIPTION

A fantastic opportunity for first-time buyers or investors is this three-bed roomed mid-terraced property located in the popular Foleshill area to the north of the City.

Benefitting from gas central heating and double glazing, in brief the property offers two spacious reception rooms, a fitted kitchen, a modernised ground floor shower room and the three bedrooms occupying the 1st floor.

To the outside is a low maintenance rear garden.

The property is served by local amenities on Stoney Stanton Road.

This is a great opportunity to secure a home in a well-connected and growing area-don't miss out!

Book your viewing today with the award-winning Cloud9 Estates.





RECEPTION ROOM ONE

3.57m x 3.37m

RECEPTION ROOM TWO

4.76m x 3.81m

KITCHEN

3.24m x 2.01m

GROUND FLOOR BATHROOM

Not measured

BEDROOM ONE

4.04m x 3.39m

BEDROOM TWO

3.84m x 3.18m

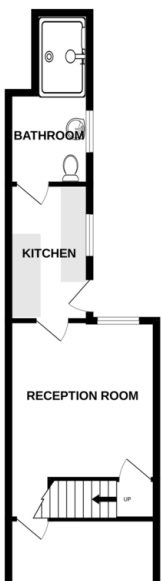
BEDROOM THREE

3.04m x 2.01m

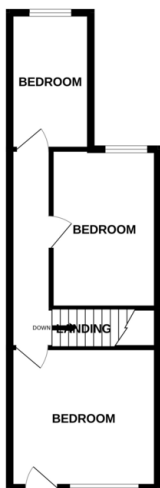




GROUND FLOOR  
451 sq ft (41.9 sqm) approx.



1ST FLOOR  
378 sq ft (35.1 sqm) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

[www.doud9estates.co.uk](http://www.doud9estates.co.uk)  
[sales@doud9estates.co.uk](mailto: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 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.