

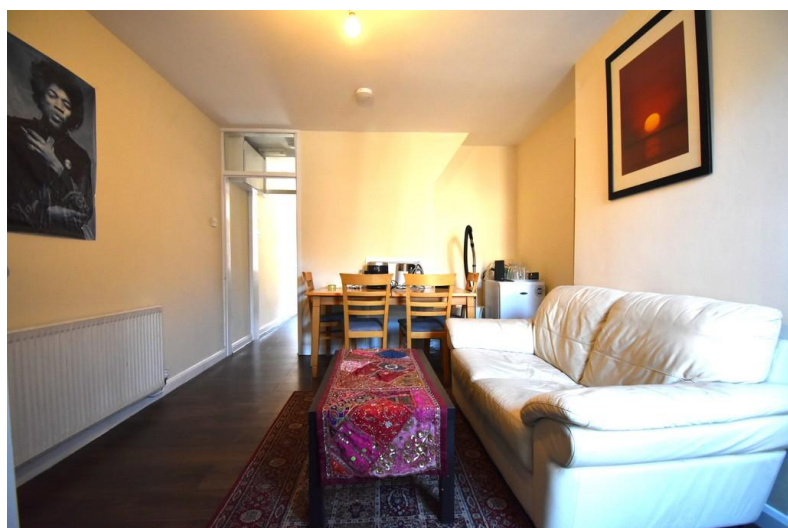
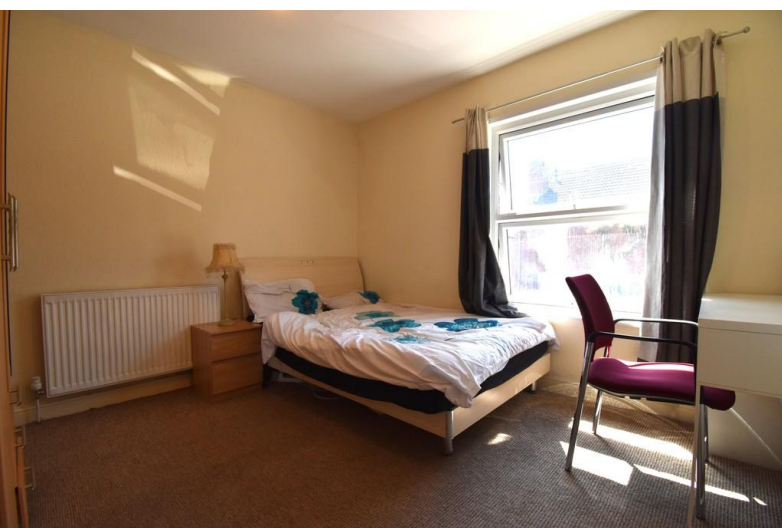


Cloud9 Estates

**88 Hollis Road**  
**Lower Stoke, Coventry, CV3 1AH**

- 3 Bedroomed Mid Terrace
- Double Glazing
- Gas Central Heating
- 2 Reception Rooms

**£165,000**  
EPC Rating '63'







## Property Description

### PROPERTY DESCRIPTION

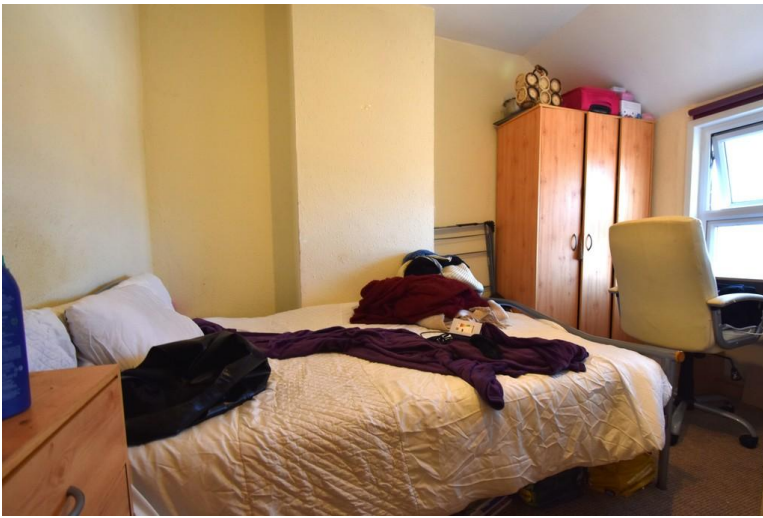
A 'period' 3 Storey, Three Bedroomed Mid-Terraced property situated conveniently to the east of the City centre.

This well presented property located in popular Lower Stoke is an ideal first-time purchase/ potential investment opportunity not to be missed.

Benefitting from Gas Central Heating and Double Glazing In brief the property comprises; 2 reception rooms, a fitted kitchen and Showerroom on the ground floor; two bedrooms on the 1st floor and a further En-Suite Bedroom occupying the top floor.

Externally enjoy the convenience of low-maintenance courtyard garden to the rear and a small fore garden.

The property is situated close to local amenities on Humber and Binley Roads and has nearby transport links to and from the City centre.



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

(FRONT) RECEPTION ROOM ONE  
3.25m x 2.30m

(REAR) RECEPTION ROOM TWO  
4.17m x 3.42m

KITCHEN  
2.72m x 1.95m

GROUND FLOOR SHOWER ROOM  
Not measured



BEDROOM ONE (FRONT)  
3.41m x 3.25m

BEDROOM TWO (REAR)  
3.41m x 3.36m

BEDROOM THREE  
3.37m max x 3.39m

EN SUITE SHOWER ROOM  
1.55m x 1.22m







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		

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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