

**16 Nicholls Street
, Coventry, CV2 4GY**

- Mid Terraced
- Double Glazing
- Gas Central Heating
- Two Bedrooms

Offers Over £150,000
EPC Rating '56'





Property Description

PROPERTY DESCRIPTION

Cloud9 Estates proudly presents this newly renovated mid-terraced house situated close to the city centre. This is a perfect development opportunity for investors. Investors can expect around £925 PCM.

The property features two well-sized bedrooms, a reception room, a dining room followed by a kitchen and a bright family bathroom. Ideal for small families or professionals, this home combines space, style, and convenience in a desirable residential location.

Enjoy a spacious rear garden that completes the property.

Don't miss out on this investment opportunity, book a viewing today!

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to



provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

RECEPTION ROOM
3.35m x 3.35m Max

DINING ROOM
3.35m x 4.88m Max

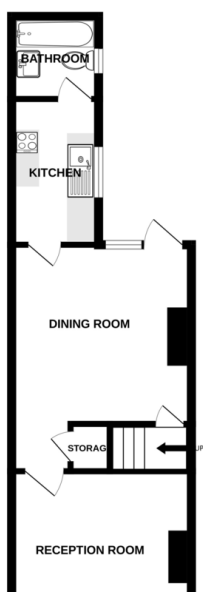
KITCHEN
1.63m x 2.87m Max

BATHROOM
1.63m x 1.96m Max

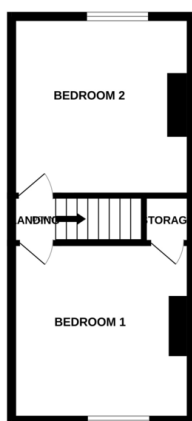
BEDROOM 1
3.35m x 3.40m Max

BEDROOM 2
3.35m x 3.86m Max

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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 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.