




Cloud9 Estates

**13 Marlborough Road
Coventry, CV2 4EN**

- Mid Terraced House
- HMO Licensed
- Five Bedrooms
- Kitchen/Dining Area

Offers Over £285,000
EPC Rating '73C'



13 Marlborough Road, Coventry, CV2 4EN



Property Description

Cloud9 Estates proudly presents this mid-terraced, five bedroom house situated close to the city centre. This is a perfect development opportunity for investors. Investors can expect around £500 per room. £2500 PCM. Property is HMO licensed and will be sold with tenants in situ.

The property features five well-sized bedrooms with all of them having ensuites, a modern kitchen/diner with a WC. Ideal for investors looking for multiple rooms and a HMO licensed property, this property combines space, style, and convenience in a desirable residential location.

Enjoy a spacious rear garden and the accessibility of local shops and great transport links to the City Centre.

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.

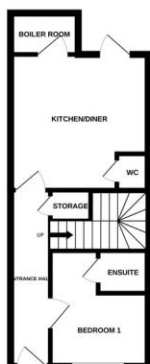
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no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

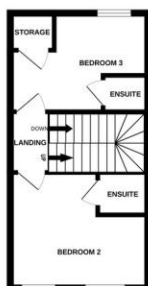
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally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

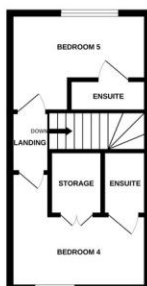
GROUND FLOOR



1ST FLOOR



2ND FLOOR



BEDROOM 1

2.19m x 3.73m Max

BEDROOM 2

3.28m x 3.64m Max

BEDROOM 3

3.23m x 2.81m Max

BEDROOM 4

3.25m x 4.05m Max

BEDROOM 5

3.23m x 2.67m Max

KITCHEN/DINER

2.96m x 8.41m Max

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other thing are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here have not been tested and no guarantee as to their condition or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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