



**9 North Street
Coventry
CV2 3FP**

- Two bedroom mid terrace home
- Two large bedrooms
- Recently renovated!
- Gas central heating

Offers Over £165,000
EPC Rating '70'





Property Description

Introducing this fabulous VACANT two bedroom mid terraced home, perfect for first time buyers/families/investors. In the Upper Stoke area of Coventry, this recently renovated modern home offers space and stylish comfort. Investors can expect a rental income of £1,000 per calendar month.

In brief this home comprises of, on the ground floor; a large living room, kitchen/diner and family bathroom, travel upstairs of this home and you will be greeted with two large and light double bedrooms.

To the rear of the garden you will discover a secure, landscaped garden, perfect for family fun and making memories.

This home is within close proximity to Sidney Stringer Academy, which has an 'outstanding' rating for personal development and if you fancy dining out the Rose & Woodbine is just down the round which has great online reviews!



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

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.

LIVING ROOM

4.52m x 3.42m max

DINING ROOM

3.79m x 3.41m max

KITCHEN

2.78m x 2.10m max

BATHROOM

1.69m x 2.05m max

BEDROOM ONE

3.43m x 3.81m max

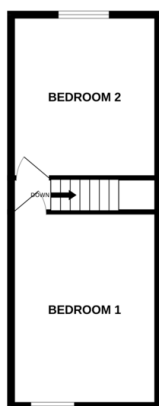
BEDROOM TWO

3.80m X 3.42m max

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(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 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.