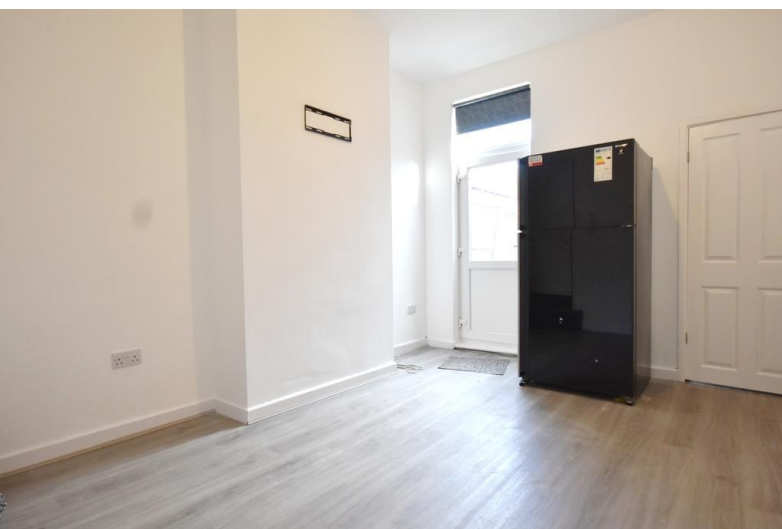




**46 Oxford Street  
Coventry  
CV1 5EH**

- Projected Rental Income – £1,000 PCM
- Three-Bedroom Layout
- Newly Renovated Interior
- Ground-Floor Shower Room

**Offers Over £165,000**  
EPC Rating '68'





## Property Description

Presenting this classic three-bedroom mid-terraced home, an excellent choice for first-time buyers, families, or investors, offering easy access to nature at Coombe Abbey's lovely grounds and cultural attractions such as the Coventry Cathedral and Herbert Art Gallery & Museum. For investors, the property is projected to generate a rental income of £1,000 per month.

This warm home features a kitchen with spotlights, providing the space with natural light and ventilation, as well as a bedroom, living room, and shower room conveniently situated on the ground floor. The first floor also boasts two double bedrooms.

To the rear of this home, you will discover a courtyard that can be accessed from the kitchen's back door or a gate at the rear of the property.

If you have any questions about the property, or would like to arrange a viewing, please contact the office on 02476 263 660.

## 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.

### BEDROOM ONE

3.41m x 2.07m max

### LIVING ROOM

3.98m x 3.30m max

### KITCHEN

3.67m x 1.79m max

### SHOWER ROOM

2.03m x 1.80m max

### BEDROOM TWO

3.42m x 3.31m max

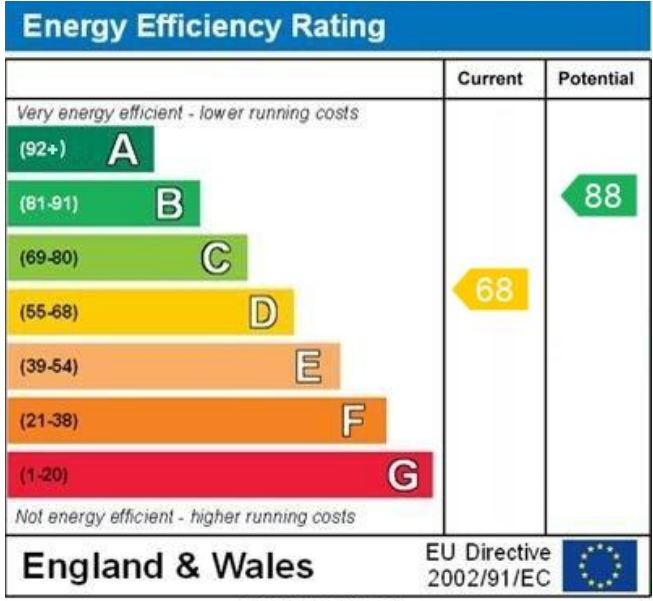
### BEDROOM THREE

3.97m x 3.31m max





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mergim 12/25



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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