



**Hugh Road
Coventry
CV3 1AF**

- Three bedroom mid terraced home
- Close to Coventry City centre
- One Ground Floor Bedroom
- W/C and Family Bathroom

Asking Price Of £165,000
EPC Rating '67'





Property Description

ATTENTION INVESTORS! Introducing this fabulous three bedroom mid terraced home. In the Stoke area of Coventry, this modern home offers space and stylish comfort. Investors can expect a rental income of £1,100 per calendar month and will be sold with tenants in situ.

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

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

This home is within close proximity to Coventry City centre.

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.

ENTRANCE HALL

4.4m x 0.84m max

RECEPTION ROOM

4m x 3.72m max

DINING ROOM

4m x 3.73m max

KITCHEN

3.33m x 2.4m max

UTILITY ROOM

2.04m x 1.98m max

WC

0.88M X 2.04M MAX

BEDROOM ONE

4m x 3.43m max

LANDING

0.89m x 4.67m max

BEDROOM TWO

3.76m x 3.02m max

BEDROOM THREE
2.38m x 1.74m max

Ground Floor



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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 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