

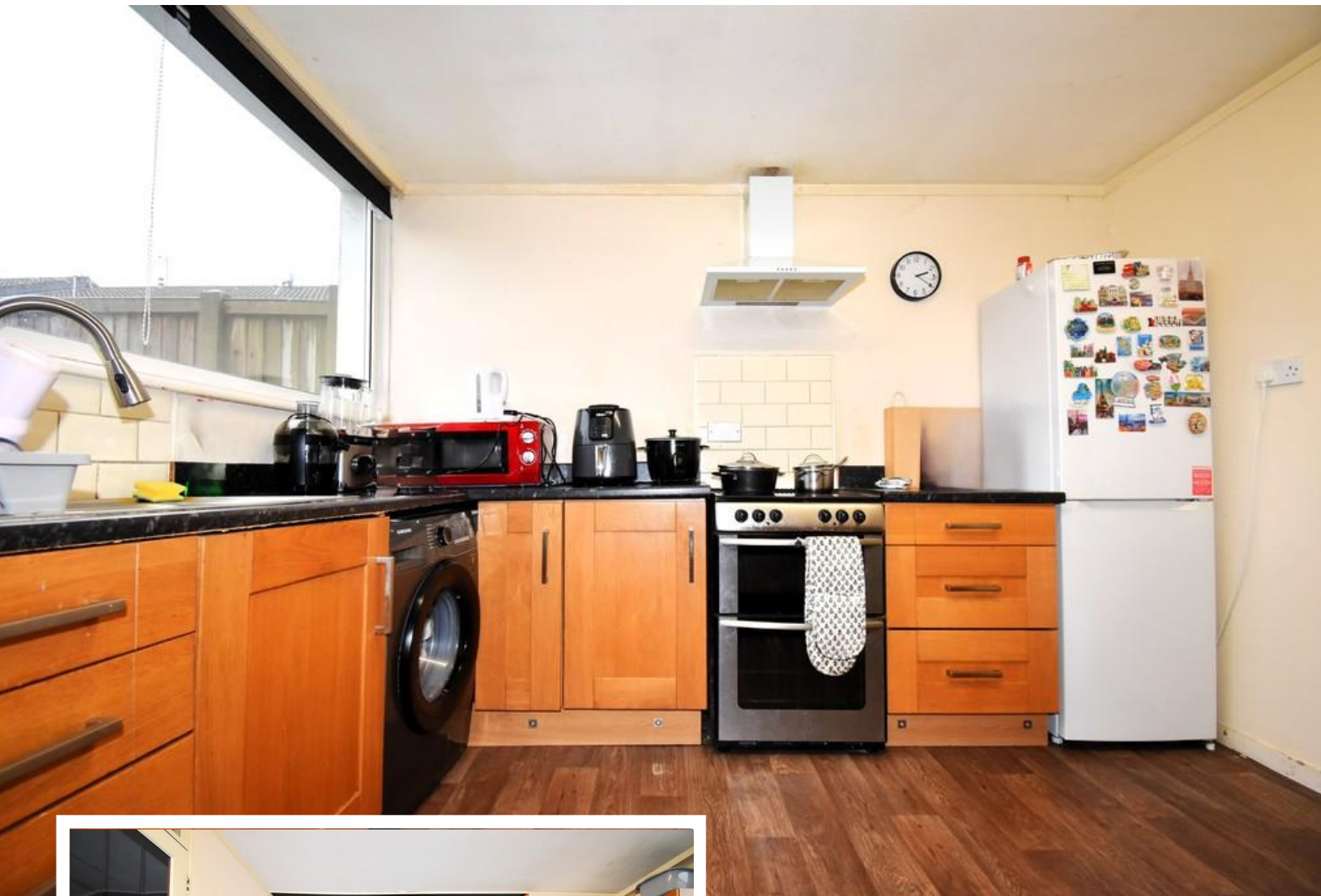


**Hermes Crescent
Coventry
CV2 1HY**

- Rear Garden with Patio
- No Chain
- Kitchen with Storage Space
- Three Double Bedrooms

Asking Price Of £125,000
EPC Rating '55'





Property Description

ABOUT THE PROPERTY

With no chain, this unique end-terraced home in Henley is a non-standard construction property, offering a distinctive layout and generous outdoor space that sets it apart from conventional builds. Located in a quiet residential area, it benefits from off-road parking in a nearby car park, a charming front garden accessed via a wooden gate, and a spacious rear garden featuring both a patio and a green space-perfect for outdoor enjoyment.

Inside, the home opens into a bright and welcoming open-plan living and dining area. This leads into a spacious kitchen with a breakfast/dining area and a wide rear-facing window. The kitchen also includes a back door to the garden, a small internal store room, and a ground floor WC with disabled access for added convenience.

Upstairs, a generous landing connects to three well-sized bedrooms, each suitable for a double bed and featuring its own window. Two of the bedrooms offer built-in storage cupboards. A family bathroom completes the upper floor,



equipped with a bath/shower and a window for natural light and ventilation.

The property is currently tenanted, generating a rental income of £820 per calendar month. The existing tenancy agreement runs until 16th May 2026, offering immediate returns for investors. This non-standard construction home combines character, space, and practicality, making it a rare find in the Henley area.

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.

LOUNGE/DINER

6.61m x 3.31m max

KITCHEN/BREAKFAST ROOM

3.29m x 6.61m max

WC

1.45m x 1.39m max

LANDING

3.55m x 1.77m max

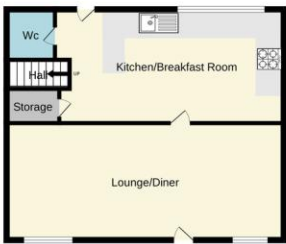




- BEDROOM ONE
4.19m x 2.95m max
- BEDROOM TWO
3.20m x 2.88m max
- BEDROOM THREE
2.96m x 2.35m max
- BATHROOM
2.81m x 1.42m max



Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hoxby 10/25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(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 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