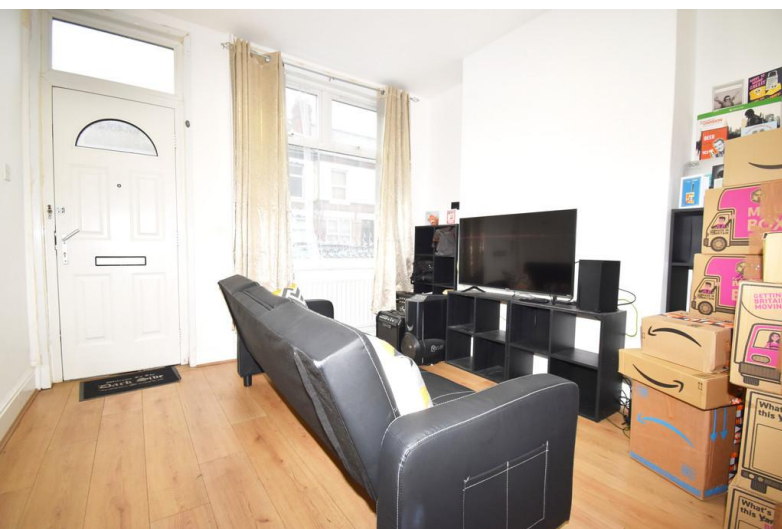




**Ribble Road
Coventry
CV3 1AW**

- Tenants in Situ
- Freehold Ownership
- Secure Freehold Asset
- Popular Stoke Location

Offers Over £160,000
EPC Rating '45'





Property Description

ABOUT THE PROPERTY

A ready-made investment opportunity in Coventry's thriving Stoke area, offering immediate rental income and long-term capital growth. With tenants already in situ, this freehold mid-terraced house is a hassle-free purchase for investors seeking secure returns from day one.

The property features a welcoming reception room, a practical kitchen, two well-sized bedrooms and a family bathroom. Built in the 1920s, it retains its character while offering scope for modernisation. With an EPC rating of E, there is clear potential for energy efficiency upgrades that could enhance tenant appeal and increase value.

With great transport links, alongside excellent local amenities including schools, shops, restaurants and leisure facilities.

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

3.37m x 3.32m max

KITCHEN/DINER

3.36m x 5.48m max

BATHROOM

2.03m x 1.90m max

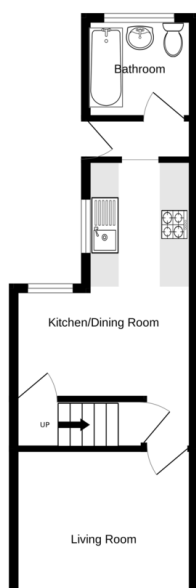
BEDROOM ONE

3.32m x 3.37m max

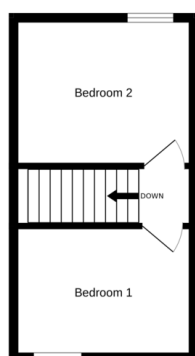
BEDROOM TWO

3.37m x 3.66m max

Ground Floor



1st Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
	45	82

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.co.uk
02476 263 660

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.