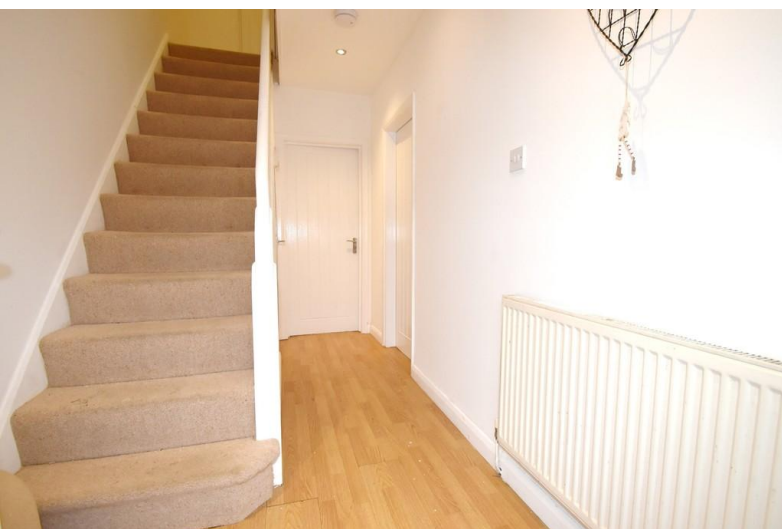




**Bolingbroke Road
Coventry
CV3 1AQ**

- GREAT first time purchase
- Recently renovated
- On road parking
- Large rear garden

Offers Over £220,000
EPC Rating '66'





Property Description

Hello there! Looking for a first-time purchase? Then this VACANT three-bedroom end terraced home is the one for you! In the Lower Stoke area of Coventry, this recently renovated home offers style, comfort and a great living space. Investors can expect a rental income of £1,000 per calendar month.

The ground floor rooms of this FABULOUS home concludes of; a front lounge with bay windows, a rear lounge/diner which could also be used as an office or study and a family kitchen - perfect for cooking up a storm!

Travel upstairs of this home and you will be greeted with THREE large and light double bedrooms, and a shower room.

To the rear of this home you will discover a LARGE garden, with lots of potential if you're a keen gardener! This would make the perfect space for relaxing in the summer time.

What are you waiting for? Call the award winning Cloud9



Estates today 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.

LOUNGE

4.68m x 3.66m max

KITCHEN

2.70m x 3.76m max

LOUNGE/DINER

2.74m x 3.62m max

BEDROOM ONE

3.83m x 3.66m max

BEDROOM TWO

2.73m x 3.62m max

BEDROOM THREE

2.72m x 2.73m max

SHOWER ROOM

1.81m x 2.30m max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		

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 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