



**Burnaby Road
Coventry
CV6 4BA**

- Three-bedroom mid-terraced home
- Off road parking
- Situated on the bus route
- Perfect for families

Offers Over £195,000
EPC Rating '62'





Property Description

ABOUT THE PROPERTY

Introducing this brilliant THREE-bedroom mid-terraced home in CV6. Investors can expect £1,100pcm. Call Cloud9 Estates today for a viewing!

In brief this home comprises of, on the ground floor; a light and large living room with bay windows overlooking Burnaby Road, and a fitted extended kitchen with fabulous flooring. Travel upstairs of this home and you will be greeted with two double bedrooms and a third single bedroom which could be used as an office or walk in wardrobe – how fabulous would that be!

To the rear of this home you will discover a large outdoor living space, with slabs covering the ground – this is very low maintenance.

This home has it's own driveway but is also on the bus route and a short distance from Coventry City Football Stadium.



What are you waiting for? 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.



LIVING ROOM

7.40m x 3.01m max

KITCHEN

2.63m x 4.77m max

BEDROOM ONE

3.29m x 2.92m max

BEDROOM TWO

2.91m x 3.09m max

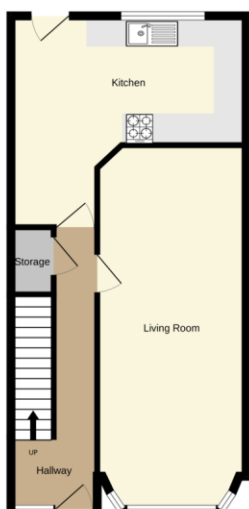
BEDROOM THREE

1.93m x 2.30m max

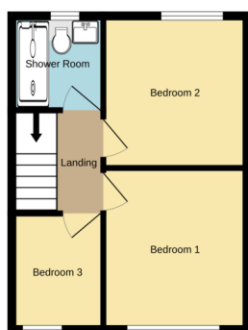
SHOWER ROOM

1.62m x 1.86m max

Ground Floor



1st Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(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 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