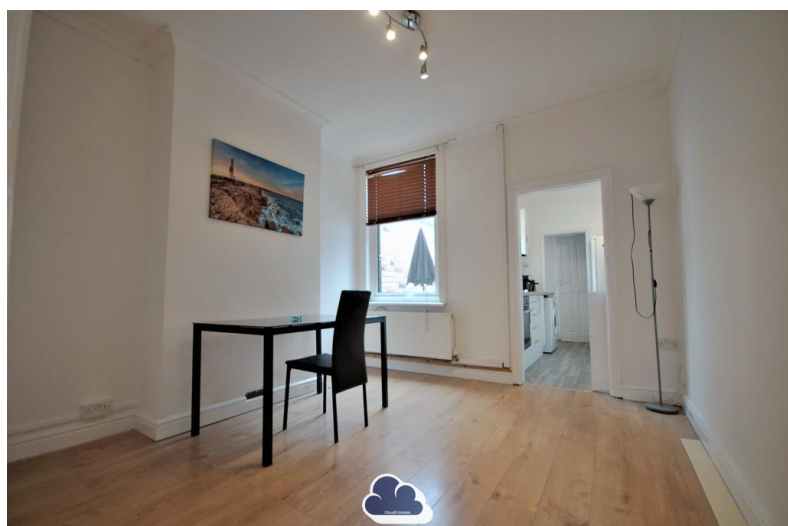


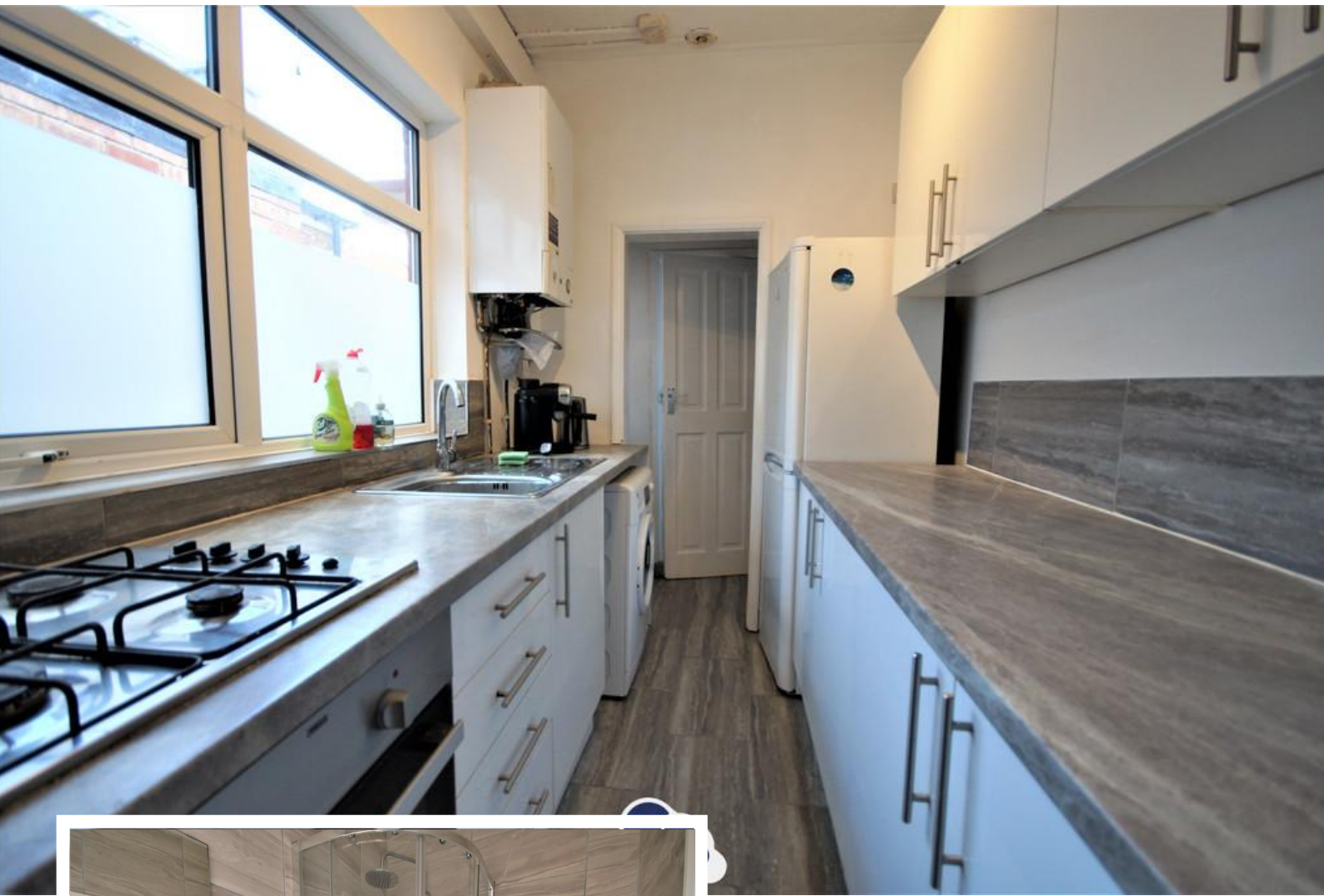


**Gresham Street
Coventry
CV2 4EU**

- Excellent Condition
- Convenient For Ball Hill Shops
- Regular & Reliable Public Transport
- On Road Parking

Offers Over £155,000
EPC Rating '54'





Property Description

ABOUT THE PROPERTY

ATTENTION INVESTORS! Perfect investment opportunity in the Stoke area of Coventry. Investors can expect a rental income of £950 per calendar month. Call Cloud9 Estates today on 02476 263 660. Tenants in situ

Sold with tenants on a periodic tenancy, this is a great investment opportunity! In brief this home comprises of, on the ground floor; a living room, lounge/diner, kitchen and shower room, travel upstairs of this home and you will be greeted with two large and light double bedrooms.

To the rear of this home you will discover a private outdoor space, which just needs a bit of TLC.

Close to Binley Road this home has great travel links and with local shops and amenities nearby – what are you waiting for?

Don't miss out - book your viewing today with the award winning Cloud9 Estates!



Points of Interest Include: Ball Hill Shopping Parade (0.1m), Gosford Green Park (0.3m), Blue Coat School (0.6m), Sydney Stringer Academy (0.7m), Coventry City Centre (0.8m), University Hospital C&W (2.1m).

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		

108 Walsgrave Road
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CV2 4ED

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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