 **3**
Bedrooms

 **1**
Bathroom



****PROPERTY IN NEED OF FULL RENOVATION**BELOW MARKET VALUE**NO ONWARDS CHAIN**** Suttons offers for sale a three-bedroom three story mid terraced family home in need of total renovation in the popular residential area of Longford. The area boasts a wealth of local amenities and transport links, such as Bayton Road industrial estate, Hawkesbury Junction, The Greyhound inn pub, Grangehurst, Aldermans and Foxford Schools, along with easy access to M6, A444, Coventry arena train station.

Briefly comprises of entrance porch, front reception room, rear reception room, understairs storage cupboard, fitted kitchen with space for appliances, ground floor tiled bathroom with an electric shower over the bath. Rising to the first floor are two double bedrooms with 9ft high ceilings and then rising to the second floor is a further bedroom. Outside to the front is a low-maintenance garden, with the rear mainly laid to lawn. The property is heated via storage heater and it would ideally benefit from a new heating system. The property has been priced with necessary works in mind and would look to make a fantastic family home or indeed buy to let investment.

Good to know:

No onwards Chain

To be sold vacant

Gas is understood to be connected to the property.

Freehold

Internal area - 87 Square meters / 936 Square foot.

EPC - F

If modernised we estimate a value being around £180,000 - £185,000*

If modernised and then rented we estimate around £1,000 pcm.

Council Tax Band A - £1,530pa

Measurements in foot

Front reception (from bay window) – 13.55 x 11.14

Rear reception – 12.15 x 11.11

Kitchen – 10.49 x 6.84


Bathroom – 7.28 x 6.66

Bedroom 1 front – 11.19 x 11.40

Bedroom 2 rear – 11.15 x 9.14

Bedroom 3 top floor – 11.19 x 16.52



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Grange Road, Longford, Coventry, CV6 6DE

