


Offers invited £125,000
Monks Road, Coventry, CV1 2BY



 **2**
Bedrooms

 **1**
Bathroom

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****Cash buyers only****

Suttons is offering for sale a two bedroom, two reception room mid terraced family home located in CV1, Coventry. The property is close to Coventry University, City Centre, Train Station, many local convenience stores, along with easy access to A444, A46, A45, Jaguar Land Rover.

The property is in need of a total renovation throughout, including a new heating system and windows, for this reason the EPC is expected to be F or below so we are looking for Cash Buyers only. If modernised throughout we estimate a value of £170,000* & if rented £900pcm - £950pcm

Briefly comprising of front reception room, rear reception room, kitchen with space for appliances, ground floor bathroom. To the first floor are two double bedrooms with the front master benefitting from a built in storage cupboard. Other features include street parking, single glazing, and a back boiler.

Good to know:

Sold vacant with no onwards chain.

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letter of administration given 17th July 2024.

Council Tax Band A - £1,530 pa

EPC – TBC

Floor plan to be provided early August.

Total internal floor area – TBC

Measurements in foot:

Front reception room – 10.00 x 11.70

Rear reception room – 11.26 x 11.70

Kitchen – 8.37 x 5.98

Bathroom – 10.43 x 6.13

Understairs storage cupboard – meter location.

Front bedroom – 10.00 x 11.68

Rear bedroom – 11.29 x 11.73

