



92 Grafton Street Stoke, Coventry, CV1 2HW

Offers Over £360,000



****INVESTORS**** Looking to add to your student portfolio?? Interested in a HMO with tenants already confirmed for the next academic year? Then this is the property for you, fantastic location for Coventry University & the popular Fargo village....recently refurbished throughout to a high standard with en-suite facilities in each room....

This 5 bedroom terraced property comprises of the following...

Enter the property into the hallway which leads to the first ground floor double bedroom with en-suite shower room, lounge, kitchen with integrated gas hob, electric oven and extractor fan, you then go through to the second ground floor double bedroom with en-suite shower shower.

The first floor has two further double bedrooms with en-suite shower rooms and then up to the second floor is the large attic en-suite room.

Small low maintenance garden area to the rear of the property.

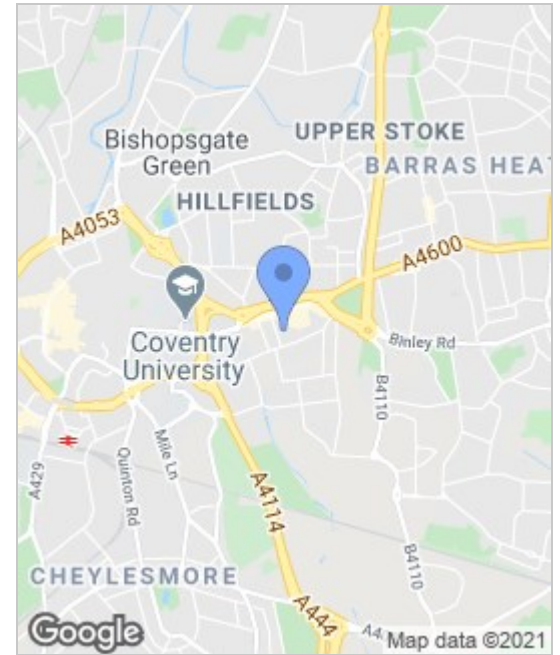
The property benefits from a mixture of wooden flooring and quality carpet throughout, double glazing, gas central heating, no chain and being freehold.

The property will be receive a rental annual income of £33,000.00 (including gas, water, electric & internet costs) for the new tenancy for the next academic year starting on the 1st September 2020 for 12 months.

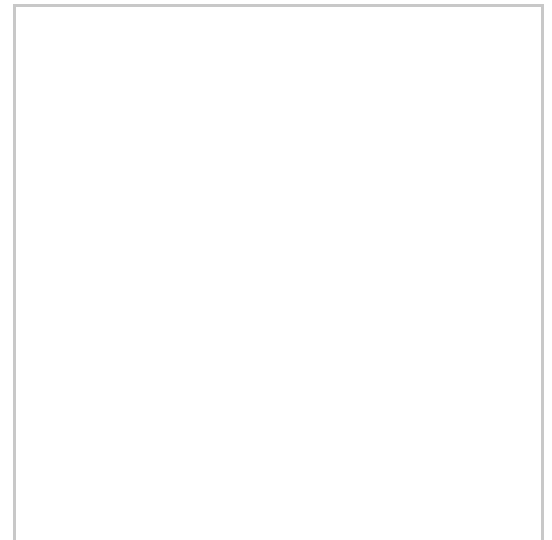


- Kitchen**
- Lounge**
- Bedroom**
- En-suite Shower Room**
- Bedroom**
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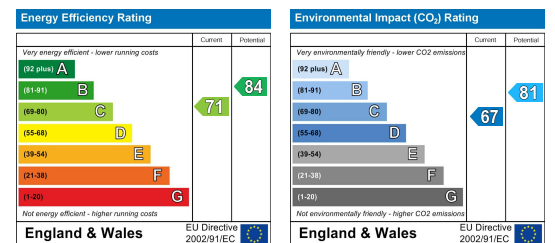
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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