



HR ESTATE AGENTS

6 Bedrooms

House - Semi-Detached

Offers Over

£339,000

Located in

Coventry





145 Marlborough Road

Coventry | CV2 4ES



Exceptional Investment Opportunity!

Welcome to this spacious and versatile property offering an ideal investment opportunity. Situated over three floors, this property boasts six generously sized bedrooms, providing ample accommodation for a variety of needs.

With two convenient shower rooms, a well-appointed kitchen and communal room offer the perfect spaces for relaxation and socializing. Additionally, the basement provides extra storage or potential for further development.

Currently, the property is tenanted, ensuring immediate returns for savvy investors. Offered with no chain, this is a hassle-free investment opportunity.

Furthermore, this property presents exciting potential with the possibility to add en-suites to bedrooms and extend further, maximizing both space and value.

Don't miss out on this fantastic chance to invest in a property with bags of potential and lucrative returns. Arrange a viewing today!

145 Marlborough Road

£339,000 Freehold



- SIX GOOD SIZED BEDROOMS OVER THREE FLOORS.
- FULLY LICENSED HMO, TENANTED AT PRESENT, SOLD VACANT WITH NO CHAIN.
- WALKING DISTANCE TO COVENTRY CITY CENTRE AND COVENTRY UNIVERSITY.
- TWO SHOWER ROOMS ON THE 1ST FLOOR.
- HAS POTENTIAL TO EXTEND AND ADD ENSUITES THROUGHOUT.
- LOCAL AMENITIES CLOSE BY, INCLUDING LOCAL SHOPS, BUS ROUTES.



Council Tax Band

Local Authority

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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