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Gloucester Street,  
Offers Over £475,000

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# Gloucester Street, , Coventry

The property has a full HMO licence that is currently being renewed Through the council, it also has mains, hard wired fire alarm system. The property is in good condition and offers nine bedrooms, each with its own private en-suite bathroom. With an EPC rating of D and a council tax band C, this property provides great value for money. Each of the nine bedrooms is tastefully designed and furnished, allowing students to study and relax in comfort. With en-suite bathrooms for every bedroom, convenience and privacy are guaranteed. The modern bathrooms are in excellent condition, ensuring a pleasant and hygienic living environment for all residents. Located in a sought-after area, this HMO offers easy access to nearby universities, public transportation, and local amenities. Students will appreciate the convenience of having everything they need within close proximity. Contact us today to arrange a viewing and for more information.

## Room 1

A double bedroom to the front of the property

## Room 2

## Room 3

## Room 4

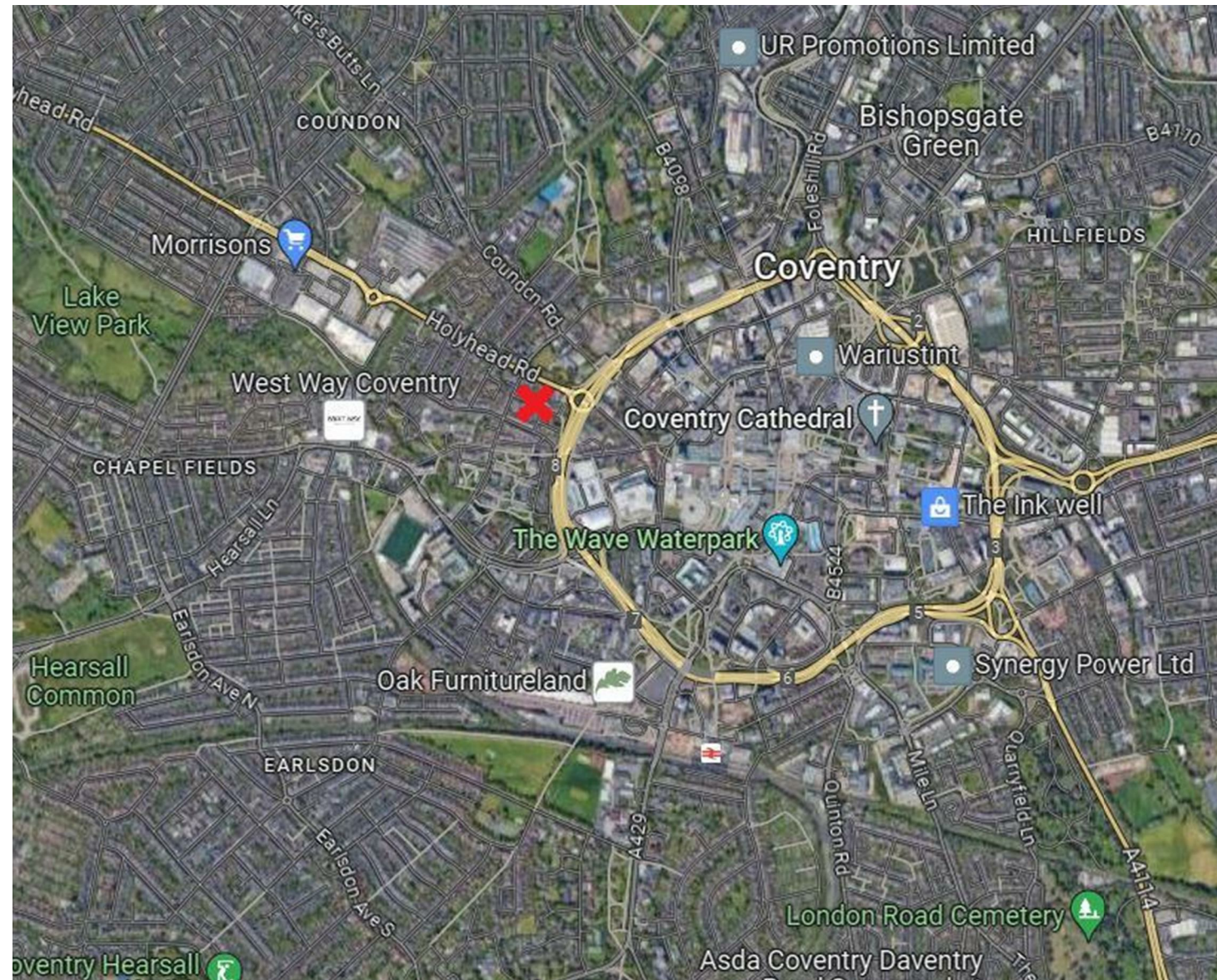
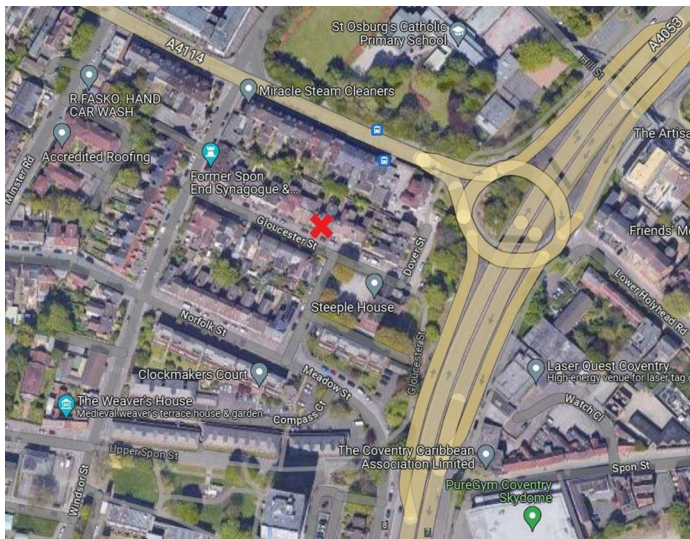
## Room 5

## Room 6

## Room 7

## Room 8

## Room 9





**Communal kitchen**

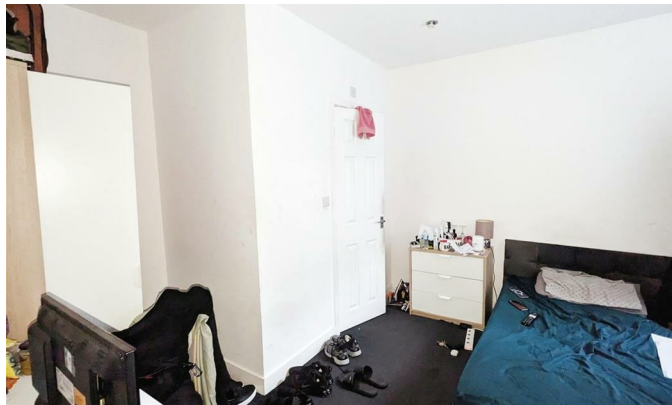
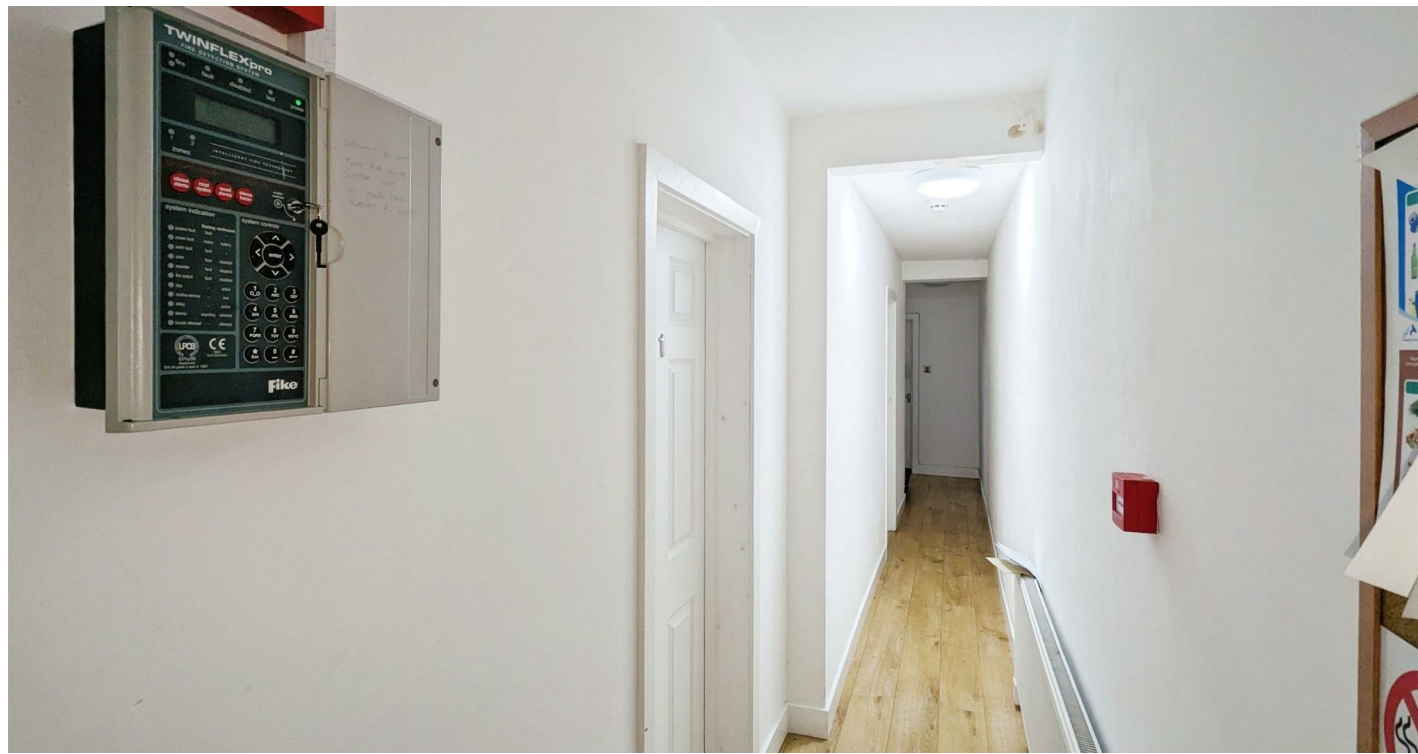
**To the front of the property**

**Rear garden**

Small courtyard to the

**Income**

Current rental income of just over £47,000





**Basement**

**Ground Floor**

**First Floor**

**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
 T: 01788 550 800  
 sales@complete247.co.uk  
 www.complete247.co.uk

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