

Marlborough Road, Coventry, CV2 4EQ

**BOSLEY** KNIGHT

## **Property Description**

A traditional mid terraced home situated close to Ball Hill and the City Centre, offering easy access to local amenities, schools, and parks. The property makes for a great investment and an ideal choice for families.

The property is well presented throughout with accommodation comprising a lounge, a second reception with stairs rising to the first floor and patio doors leading out onto the rear, a modern fitted kitchen and a ground floor shower room. To the first floor are two double bedrooms.

Externally the property offers a courtyard garden to the front, and a low maintenance garden to the rear being mostly laid to lawn with a patio area.

Further benefits include double glazing and gas central heating.



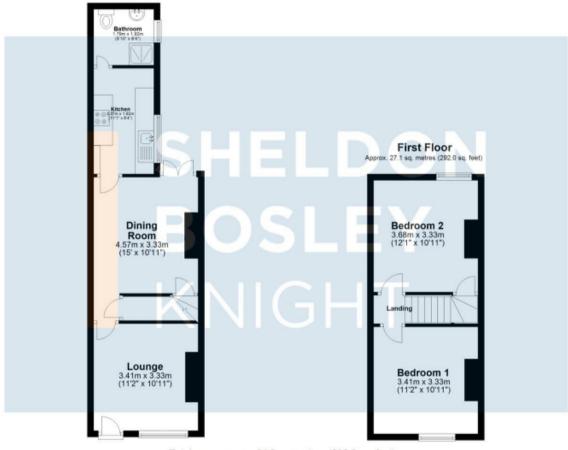








## Ground Floor Approx. 37.2 sq. metres (400.2 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

## **Key Features**

- An Ideal Investment Property
- Well Presented Family Home
- Lounge & Separate Dining Room
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Two Double Bedrooms
- Low Maintenance Rear Garden
- Close to City Centre
- No Onward Chain

Offers Over £180,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -Coventry City Council