



Monks Road Coventry CV1 2BZ

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS



Key Features

- No Chain
- Five Lettable Rooms
 - Three Storey
- Larger Than Average End Terrace
- Potential Income of £30,000 Per Annum As it Stands.
- Modern Kitchen and Bathrooms
 - Sizable Low Maintenance Rear Garden
- Two Bathrooms + Downstairs WC
- Previously Let with HMO Licensing
- Coventry University - 9 Minute Walk



The Property

This larger than average five bedroom HMO property is offered for sale with no upwards chain and with vacant possession.

Ideally Situated just a 9 minute walk away from Coventry University and close to the city centre, this home offers convenience and accessibility to all the amenities Coventry has to offer. Whether it's shopping, dining, or entertainment, everything is just a stone's throw away.

The property has a potential income of approx. £30,000 pa (£2500 pcm) as it sits.

In brief the accommodation comprises: entrance hall with doors to the first bedroom, lounge, and modern kitchen, with a WC to the rear and a firesafe door exiting into the block paved rear garden.

Upstairs there are two double bedrooms, and two large family bathrooms. To the top floor there are a further two bedrooms.

Externally the property boasts a wide low maintenance rear garden.

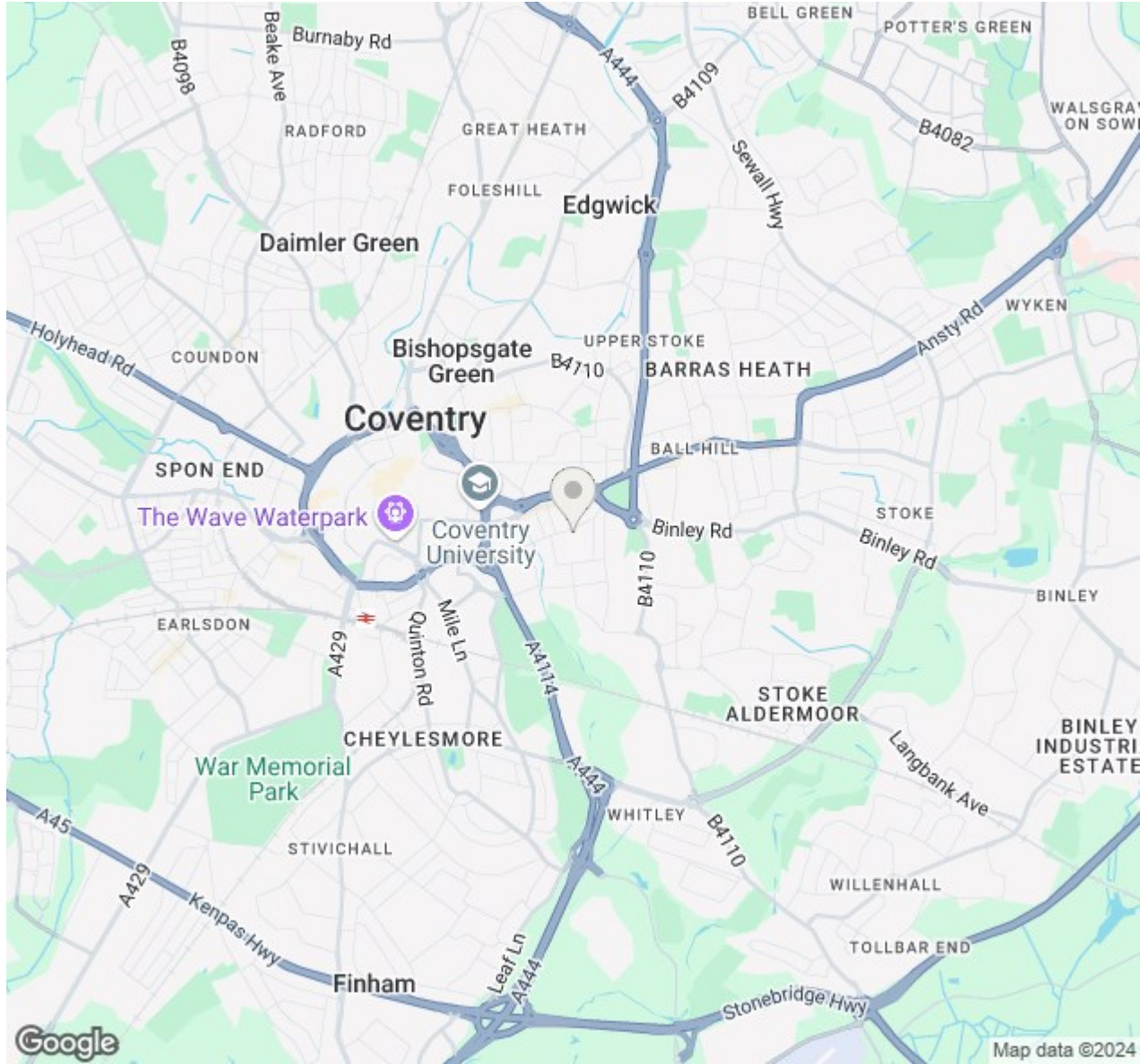








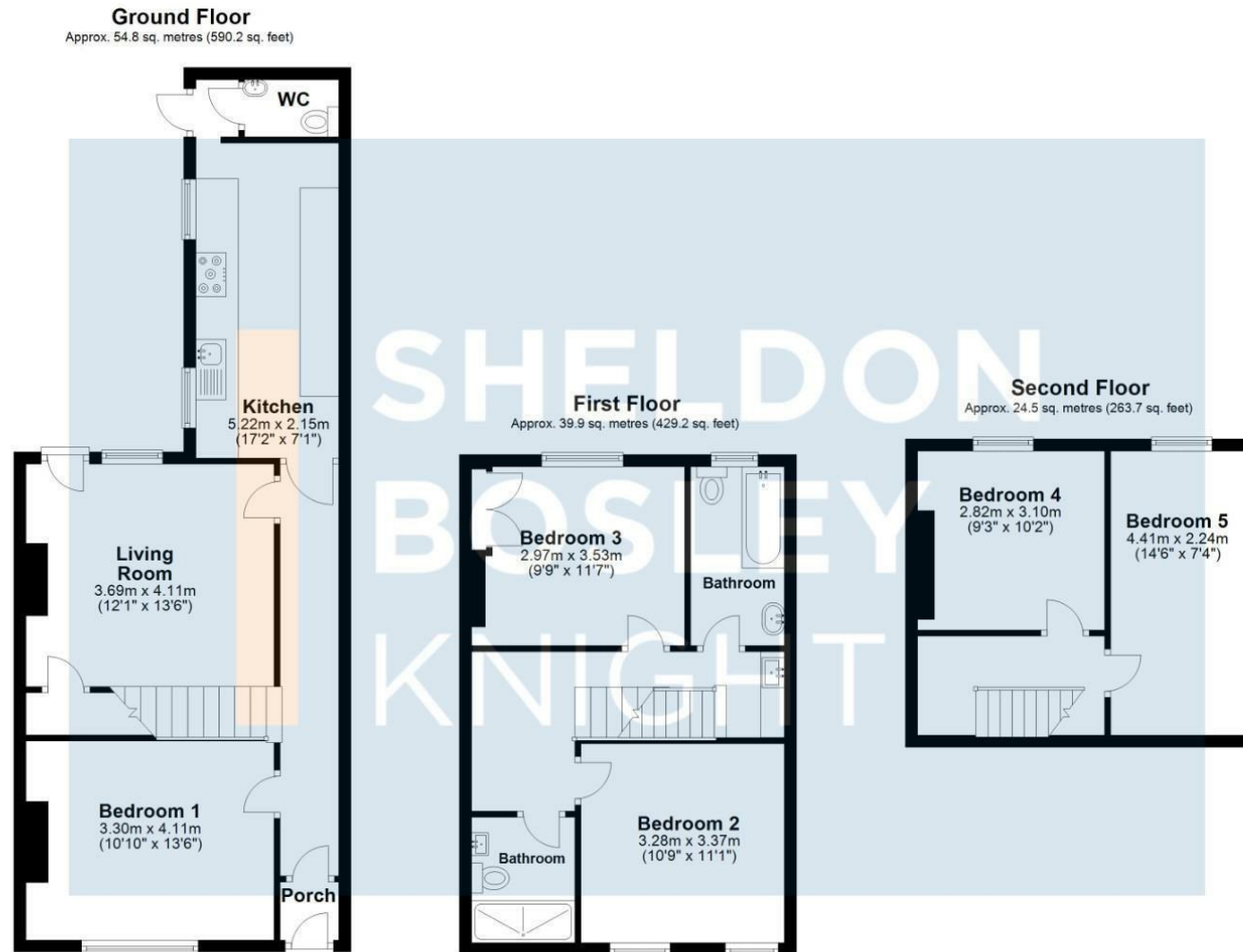







To view this beautiful home, please call
Sheldon Bosley Knight Sales on 02476 635555

Floorplan



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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	