



yourdreampad



4 Colchester Street Hillfields, Coventry, CV1 5NZ

Occupying a relatively central location, is this ideal end-terraced investment home, in a peaceful pedestrianised position, set away from the main road. With the benefit of gas heating, double glazing and rear car access, the property is offered with immediate vacant possession and could provide 4/5 letting rooms, to include a studio room in the rear garden, 2 with ensuite facilities. Briefly comprising of a through hall, two ground floor bedrooms, modern kitchen and a bathroom together with 2 first floor bedrooms, both with shower rooms ensuite. There is a small rear garden with a detached studio and the facility to park a car. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Colchester Street has been popular with investor buyers for many years due to the close proximity to the city centre together with a selection of daily amenities located throughout the immediate area, including shops and regular bus services particularly those found in Ball Hill or Far Gosford Street. The local area is well served by a number of main roads such as the Walsgrave Road, Binley Road and the A444, enabling easy access to areas, to the north and east of the city. The position is within easy walking distance to town and the Coventry University Campus.

£165,000

4 Colchester Street

Hillfields, Coventry, CV1 5NZ



- TRADITIONAL END-TERRACED PROPERTY
- FOUR/FIVE RENTABLE ROOMS
- DESIGNED AS AN INVESTMENT OPPORTUNITY
- GAS HEATING, DOUBLE GLAZING
- MODERN WHITE GLOSS KITCHEN
- A SHORT WALK TO TOWN

ON THE GROUND FLOOR

Entrance Hall

10'9 x 3'1

Bedroom No.1

10'9 x 7'2 into chimney breast

Bedroom No.2

9'4 x 7'3 into chimney breast

Inner Hall

15'8 x 3'

Modern Kitchen

10'2 x 6'5

Bathroom

6'3 x 5'8

ON THE FIRST FLOOR

Bedroom No.3

11'1 x 10'8 into chimney breast

Shower Room

5'3 x 2'9

Bedroom No.4

12'8 x 10'8 into chimney breast

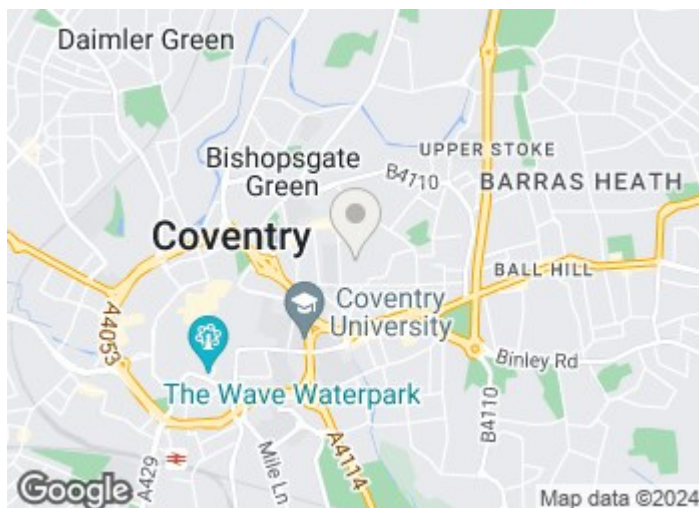
Shower Room

5'3 x 2'9

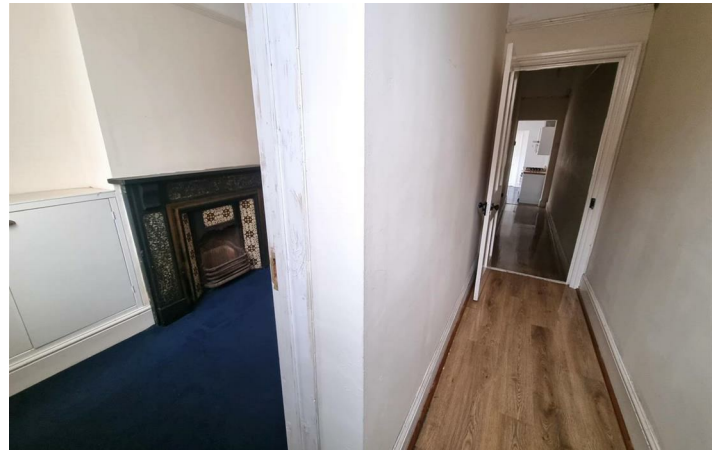
OUTSIDE

Studio/Bedroom No.5

14'1 x 6'7



[Directions](#)



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	