



yourdreampad



3 Hornsey Close Wyken, Coventry, CV2 1JB

**** CASH BUYERS ONLY ** NON STANDARD BUILD **** A very sizeable and much improved mews home occupying an excellent position, on the very edge of the estate, featuring glorious woodland views. Being tastefully presented throughout the property offers an ideal investment opportunity with both gas warm air heating and double glazing together with paved gardens and car parking areas nearby. Briefly comprising of a hallway and cloakroom, well fitted kitchen with integrated appliances, spacious lounge/diner, three generous bedrooms and a stylish, modern shower room. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Hornsey Close is a very convenient location, to the northeast of the city, leading directly from Henley Road. The local area contains a good choice of amenities including various daily shops, popular schools for all ages and regular bus services and excellent nearby road links allow easy access to the M6/M69 junction. The position should prove suitable for the University Hospital.

£130,000

3 Hornsey Close

Wyken, Coventry, CV2 1JB



- CASH BUYERS ONLY
- CLEAN AND TIDY THROUGHOUT
- MODERN KITCHEN AND SHOWER ROOM
- FIRST CLASS RENTAL INVESTMENT
- GAS WARM AIR HEATING
- VIEWING RECOMMENDED, NO CHAIN
- RENT POTENTIAL OF £950 PCM
- DOUBLE GLAZING, PARKING NEARBY

ON THE GROUND FLOOR

Entrance Hall

10'9" x 5'9" (3.30m x 1.76m)

Cloakroom

4'7" x 4'5" (1.41m x 1.35m)

Well Fitted Kitchen

10'9" x 10'7" (3.28m x 3.24m)

Spacious Lounge/Diner

21'8" x 10'10" (6.61m x 3.31m)

ON THE FIRST FLOOR

Bedroom No.1

13'11" x 9'8" (4.25m x 2.97m)

Bedroom No.2

10'9" x 9'6" (3.30m x 2.90m)

Bedroom No.3

9'8" x 7'8" (2.97m x 2.34m)

Modern Shower Room

9'1" x 4'7" (2.78m x 1.40m)

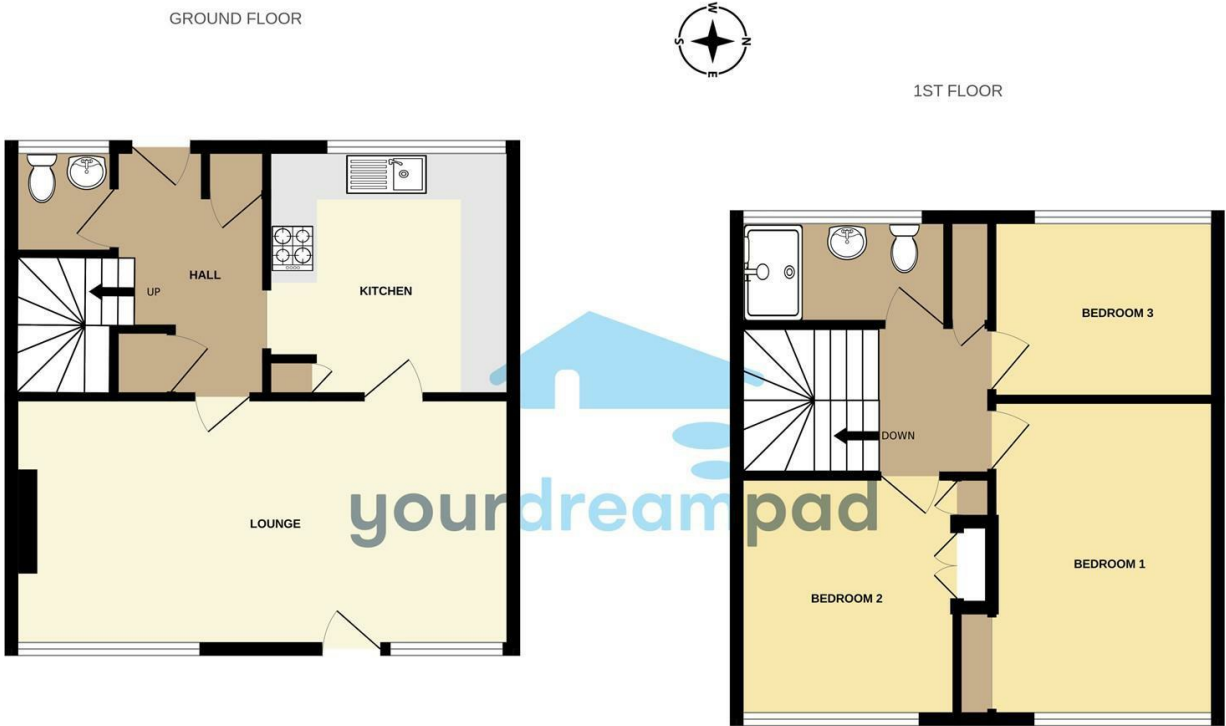


[Directions](#)





Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	