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LAND AND
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PROFESSIONALS



Hearsall Lane, Earlsdon, Coventry, CV5 6HG

Property Description

A fantastic opportunity to acquire this four bedroom property situated in the popular residential location of Earlsdon. The property benefits from a current HMO Licence (non-transferable) and offers a potential yield of approximately 7.6% return for an investor. The property is offered for sale with vacant possession and may also be a great buy for a first time buyer or family looking to make a property their own.

The ground floor accommodation on offer comprises entrance hallway with stairs rising to the first floor, lounge with bay window, fitted kitchen with door leading to the rear garden and a second reception room currently used as a bedroom to the rear of the property. Located on the first floor are a further three spacious bedrooms and a bathroom featuring bath and over shower.

Further benefits include gas central heating, double glazing and a rear garden mostly laid to lawn with patio areas.

Hearsall Lane is positioned in the popular residential area of Earlsdon and provides an excellent location to have easy access to numerous landmarks within the city. Within walking distance of local amenities and shops and situated on a bus route. The property also positioned close to excellent schools, both Warwick and Coventry Universities and is within easy reach of Coventry City Centre, A46, and A45.



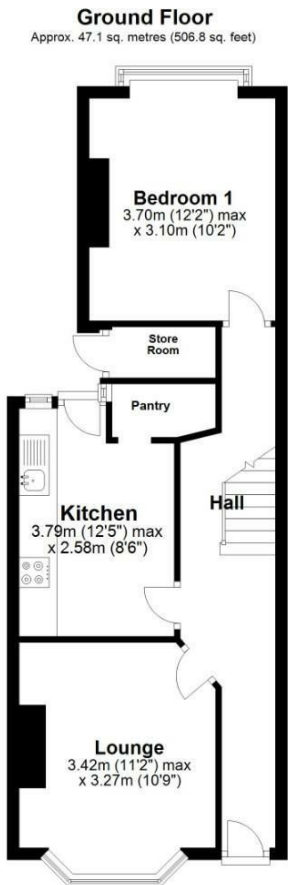


Key Features

- Four Bedroom Property
- Potential Yield of 7.6%
- Sought After Location
- Current HMO Licence (Non-Transferable)
- Lounge with Bay Window
- Fitted Kitchen
- First Floor Bathroom
- No Onward Chain
- Offered for Sale with Vacant Possession
- EPC - E

**Offers Over
£260,000**





Total area: approx. 96.9 sq. metres (1042.8 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.



EPC Rating - E

Tenure - Freehold

Council Tax Band - B

Local Authority
Coventry

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



To view this property please contact our Loveitts Coventry (Sales) office on 02476 258421