



## 22 Leopold Road, Coventry, CV1 5BL

Price **£140,000**



- For sale
- Vacant possession & no onward chain
- 8% rental yield
- Council Tax Band A
- Walking distance to City Centre
- Available now
- Was tenanted with a rental of £10,800 per annum
- Fitted kitchen
- EPC Rating D
- Expected rental income £900-£925 per month

A fantastic opportunity to acquire this two bedroom property situated in the convenient location of Hillfields and offered for sale with vacant possession and no onward chain. The property was tenanted with a rent of £10,800 per annum. The property is positioned for great access to local shops, amenities and the City Centre. The property has been refreshed throughout and is ready for the new owner.

The ground floor accommodation on offer comprises entrance into front lounge, stairs rising to the first floor, modern fitted kitchen with dining area. To the first floor are two double bedrooms and a family bathroom featuring bath and over shower.

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