



## 46 Cubbington Road, Coventry, CV6 7BN

By auction £140,995



- **Investment Opportunity:** A three-bedroom mid-terraced property in Coventry, ideal for investors.
- **Rental Income:** Current rental yield is £9,900 per annum, with market potential of £13,200–£14,400 per annum.
- **Spacious Layout:** Features three bedrooms, a living area, and a functional interior design.
- **Prime Location:** Situated in a popular residential area with access to amenities, schools, and transport links.
- **Tenanted Property:** Sold with tenants in situ, providing immediate rental income.
- **Refurbishment Potential:** Requires updates including a new kitchen and bathroom, offering value-adding possibilities.
- **Outdoor Features:** Includes a private driveway for off-road parking and a rear garden for outdoor space.
- **Council Tax Band:** Classified under Band A, offering lower council tax rates.

FOR SALE VIA THE MODERN METHOD OF AUCTION.

GUIDE PRICE: £140,995

GREAT FIRST TIME BUYER OR INVESTOR OPPORTUNITY

62 Holbrook Lane | | Coventry | West Midlands | CV6 4AB  
02476 01 65 45 | [commercial@tutisestates.co.uk](mailto:commercial@tutisestates.co.uk) | [www.tutisestates.co.uk](http://www.tutisestates.co.uk)

