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Welland Road, Coventry

Offers in region of £170,000 Freehold

BELVOIR!



New to the market is this 2 bedroom terraced residential property located in a suburban area. This area is known for its family-friendly environment, with local parks, schools, and shopping facilities nearby with good public transport links to the city centre. Perfect for investors.

The property comprises of two reception rooms with the front reception room being perfect for a 3rd bedroom. The second reception room is to the rear of the property which leads to the kitchen. The bathroom is also on the ground floor.

To the first floor there are two double bedrooms. This property also benefits from a low maintenance paved rear garden area with gated access at the end.

This property is currently tenanted but is being sold with no onward chain. Perfect for investors.

EPC Rating C. Council Tax A.

Entrance Hall

Doors leading to all rooms.

Front Reception Room

2.52m x 3.49m (8'4" x 11'6")

Window to front, radiator.

Rear Reception Room

3.42m x 3.77m (11'2" x 12'5")

Window to rear, radiator, door to kitchen, wooden door to stairs.

Kitchen

2.28m x 2.65m (7'6" x 8'8")

A range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, window, door to bathroom, UPVC door to outside.

Bathroom

2.28m x 1.66m (7'6" x 5'5")

Window, radiator, bath, low level WC, pedestal sink, wall tiling.





First Floor Landing

Doors to bedrooms.

Bedroom One

3.42m x 3.44m (11'2" x 11'4")

Window to front, radiator, cupboard.

Bedroom Two

3.57m x 3.44m (11'8" x 11'4")

Window to rear, radiator, cupboard.

Outside

Wall enclosed front garden area and to the rear is a paved patio area with gated rear access to the far end of the garden.

Agents Notes

This property is currently tenanted.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Ground Floor



First Floor

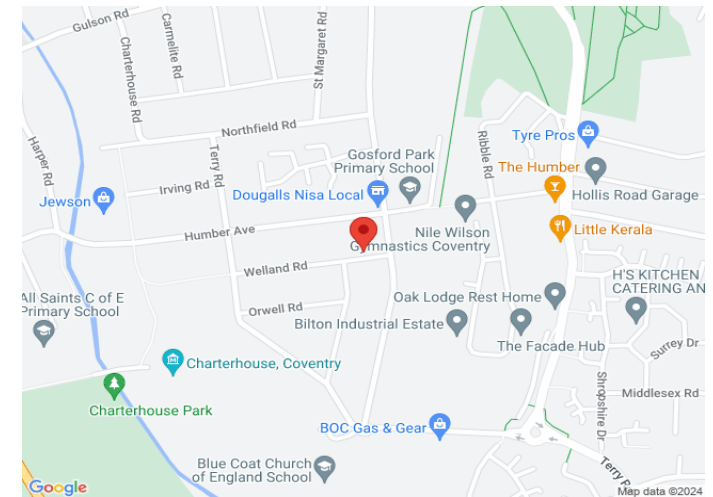


We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, system and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Contact us today to arrange a viewing...

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