



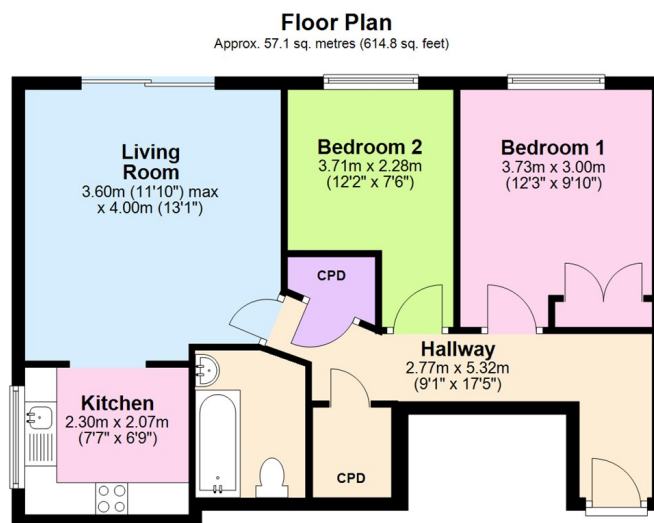
Riverslea Road, Binley, Coventry CV3 1LD  
Offers Over £147,500

**archerbassett**  
LETTINGS AND SALES



- CUL-DE-SAC LOCATION
- GROUND FLOOR
- 130 YEARS ON LEASE
- TWO ALLOCATED SPACES
- PRIVATE REAR GARDEN
- TWO DOUBLE ROOMS

**\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\*\*** A modern and spacious ground floor maisonette with central heating and double glazing throughout. There is a good size lounge with patio doors leading to the private rear garden, a modern fitted kitchen with integrated electric oven & gas hob, two double bedrooms and a fully tiled bathroom with white suite to include bath with mixer shower. This maisonette further benefits from having its own private entrance and allocated off road parking for two cars. Currently achieving a rental income of £695pcm with scope to increase to a potential yield of 6.5%



Total area: approx. 57.1 sq. metres (614.8 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.