



TAILOR MADE  
SALES & LETTINGS

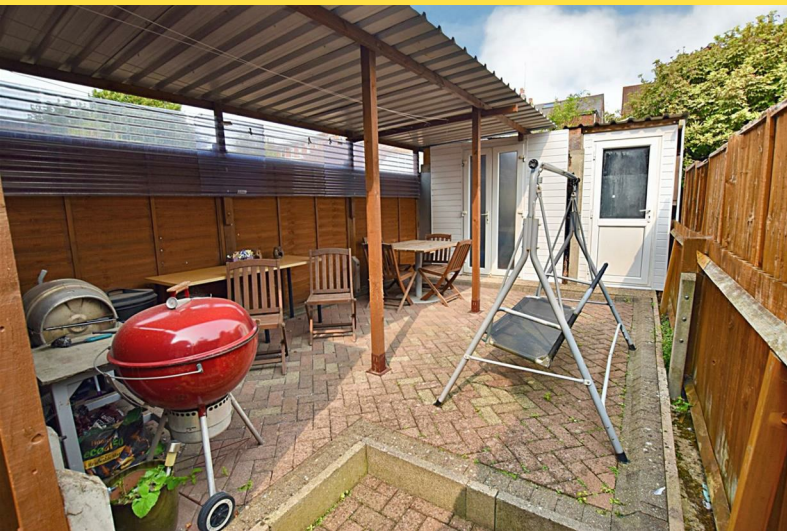


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## Gulson Road

Lower Stoke, Coventry, CV1 2HZ

Asking Price £220,000





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Tailor Made Sales and Lettings are delighted to bring to market this superb investment opportunity, located in a very desirable location for buy to let investors, due to its proximity to Coventry University, City Centre and Fargo Village.

This sizeable end of terrace property has three / four lettable rooms, across two storeys with an entrance hallway, lounge / bedroom four, spacious reception room with direct access onto the garden, modern fully fitted kitchen, separate WC and shower room. The first floor has three very generous sized bedrooms.

The property is offered for sale with no onward chain and the furniture is also available, so the property can be sold as a 'going concern'.

The property is perfectly positioned within easy reach of a huge range of local amenities including local shops, park, Fargo Village, Far Gosford Street, Coventry University and the City Centre.

## Full Property Summary

### Entrance Hallway

Doors to the lounge / bedroom four, understairs cupboard and into the rear reception room.

### Lounge / Bedroom Four

Double glazed window to the front elevation and central heating radiator.

### Rear Reception Room

Double glazed door onto the garden, central heating radiator, door into the kitchen and stairs to the first floor.

### Kitchen

A selection of wall and base units, stainless steel sink drainer, space for appliances, double glazed window to the side elevation and door into the inner lobby area which houses a wash hand basin and doors to a WC and the shower room.

### WC

WC and double glazed window.

### Shower Room

Full tiled, shower enclosed, WC, wash hand basin, radiator and double glazed window.

### First Floor Landing

Doors to all three bedrooms.

### Bedroom One

Double glazed window to the front elevation, central heating radiator and built in wardrobe over the stairs.

### Bedroom Two

Double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

Double glazed window to the rear elevation and central heating radiator.

### How to Make an Offer

We will require the following information before we can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity

within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure

- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

### Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for

guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

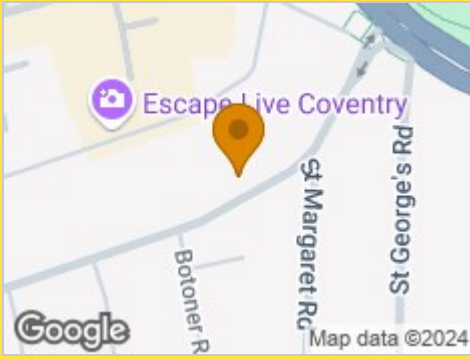
These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

### Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



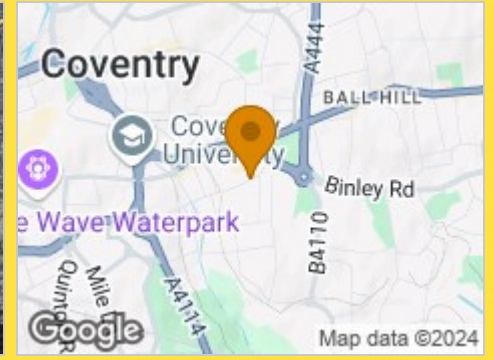
## Road Map



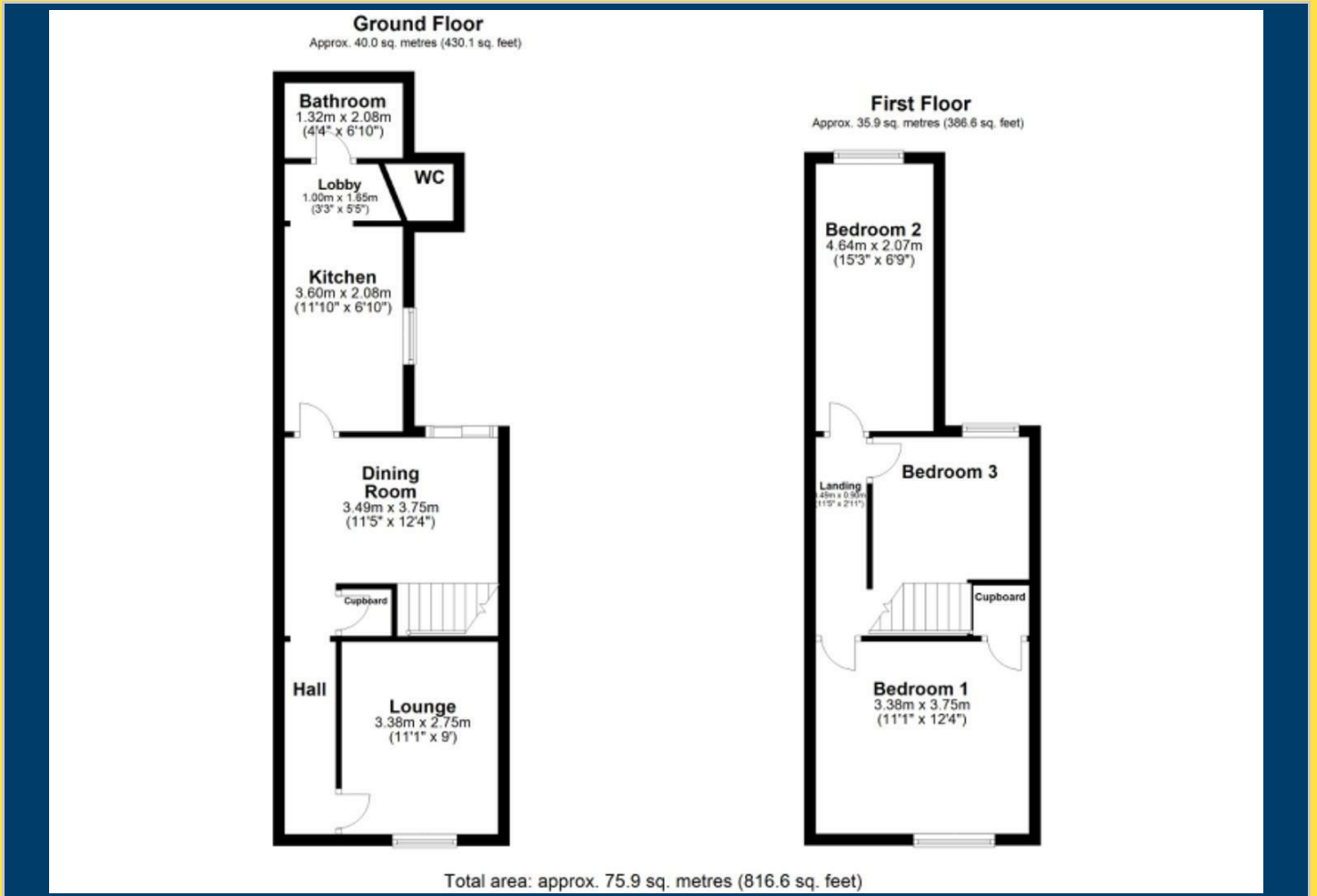
## Hybrid Map



## Terrain Map



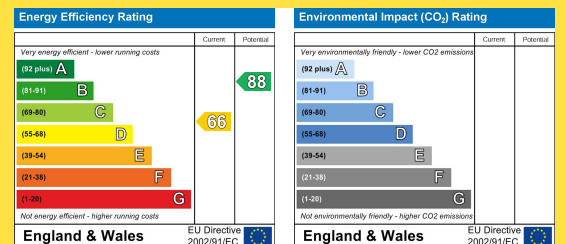
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.