



**85 St. Lukes Road, Coventry
CV6 4JJ
Guide Price £150,000**

**** INVESTMENT OPPORTUNITY ****

Perfect for a Buy to Let, First time buyer or Developer. This property is situated within a close proximity of local amenities and schools

In brief the property comprises of; an entrance hallway, lounge with a fireplace, kitchen to the rear with an external w/c. On the first floor; two bedrooms and the family bathroom, fitted with a three piece suite.

Externally the property offers a fenced low maintenance garden to the front, Garage and large garden to rear. EPC-F / Council tax - A



Entrance Hall

13'4" x 3'9" (4.07m x 1.15m)

Entrance door leading to hallway with stairs to first floor, door to:

Lounge

13'4" x 12'4" (4.07m x 3.75m)

Window to front, fireplace, door to:

Kitchen

9'7" x 12'4" (2.91m x 3.75m)

Window to rear, worktop with sink and cupboard underneath, door to boiler cupboard/store. Door to garden

WC

5'7" x 2'11" (1.71m x 0.90m)

Outside W/C

Bedroom 1

14'1" x 12'2" (4.29m x 3.72m)

Window to front, double door wardrobe, door to: storage cupboard,

Bedroom 2

8'10" x 9'3" (2.70m x 2.83m)

Window to rear,

Bathroom

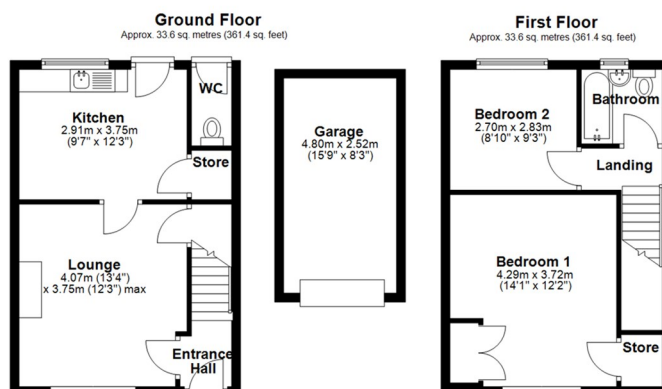
5'5" x 5'11" (1.66m x 1.81m)

Fitted with a three piece suite, comprising of a deep panelled bath, wall mounted hand wash basin with close coupled w/c. Tiling to all walls Window to rear.

Garage

15'9" x 8'2" (4.80m x 2.48m)

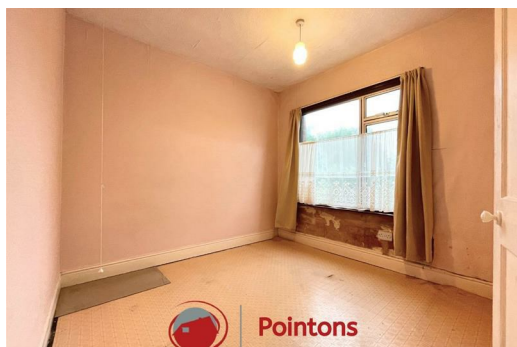
Up and over door,



Total area: approx. 67.2 sq. metres (722.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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