



152 Gulson Road, Coventry  
Coventry

 RDR DASSAUR

£275,000





## 152 Gulson Road

Coventry, Coventry

Council Tax band: A

Tenure: Freehold

- Five-bedroom HMO-style terraced property set across three floors
- Currently let at £1,800 PCM with tenants in situ.
- Front reception room converted into a ground floor bedroom.
- Spacious central living room and well-equipped galley kitchen.
- Fully tiled ground floor bathroom and additional modern shower room on the first floor.
- All bedrooms come furnished with carpets, desks, and storage cupboards
- Private rear garden, ideal for light outdoor use.
- 1,216 sqft of indoor space.
- Located within walking distance of Coventry City Centre and University.
- Immediate rental income and strong buy-to-let potential in a high-demand area.





### Living Room

13' 5" x 11' 6" (4.10m x 3.50m)

Central shared space with access from the hallway. Roomy and well-lit, ideal for communal use or lounging. Neutral tones and easy-to-maintain flooring.

### Kitchen

13' 1" x 6' 11" (4.00m x 2.10m)

Galley-style kitchen with fitted units and essential appliances. Compact but practical layout with access to the rear garden and ground floor bathroom.

### Bedroom 1

10' 2" x 11' 10" (3.10m x 3.60m)

Spacious double room located at the front of the house. Carpeted floor, front-facing window for natural light, and comes furnished with a desk, chair, and cupboard.

### Bedroom 2

13' 5" x 10' 6" (4.10m x 3.20m)

Bright double bedroom with carpeted flooring and rear-facing window. Comes with a desk, wardrobe, and plenty of space for storage.

### Bedroom 3

13' 5" x 10' 6" (4.10m x 3.20m)

Another double room facing the front. Carpeted with natural light and standard furnishings including a cupboard and work desk.

### Bedroom 4

13' 5" x 16' 5" (4.10m x 5.00m)

Double bedroom with sloped ceilings and skylight window. Cosy and well-ventilated, furnished for immediate use.

### Bedroom 5

13' 5" x 11' 6" (4.10m x 3.50m)

Similar in size and style to the other second floor room. Carpeted and neatly presented with study and storage essentials.

### Bathroom









Floor 1



Floor 2



Floor 3

**TOTAL: 1118 sq. ft, 104 m2**  
 FLOOR 1: 486 sq. ft, 45 m2, FLOOR 2: 340 sq. ft, 32 m2, FLOOR 3: 292 sq. ft, 27 m2  
 EXCLUDED AREAS: LOW CEILING: 47 sq. ft, 4 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## RDR Dassaur estate agents

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