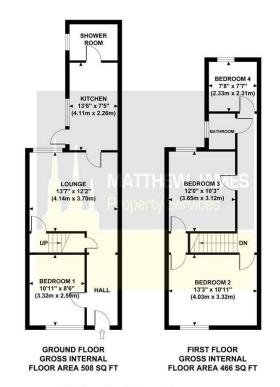
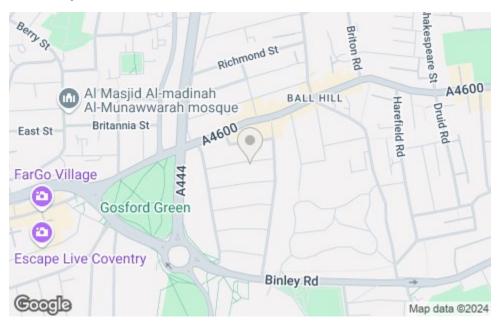
#### **HAMILTON ROAD**

Approximate Gross Internal Area 974 sq ft / 90.50 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative numbers only and not to scale. Measured in accordance to RICS standards.

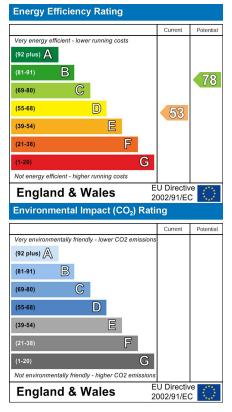
#### Area Map



#### Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

# **Energy Efficiency Graphs**



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

### **CONTACT INFORMATION**

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# MATTHEW JAMES Property Services



Stoke, Coventry CV2 4FH **54 Hamilton Road** 





# Description

\*\*\*FANTASTIC INVESTMENT OPPORTUNITY\*\*\* This mid-terrace property has four lettable spacious rooms and a current HMO licence in place. Situated close to the Ball Hill area, surrounded by local amenities and walking distance to Coventry University and the City Centre. Tenants in situ until August 2025, generous annual rental income, this is an investment not to be missed.

Entrance hall, bedroom one, communal lounge, kitchen, shower room. To the first floor, hallway landing, bedrooms two, three, four and bathroom. Externally low maintenance front and rear gardens. The property also benefits from gas central heating and double glazing.

Contact us to book your viewing appointment today!

- \*\*\*HMO LICENCE\*\*\*
- \*\*\*RENTAL INCOME £1450 \*\*\*FOUR BEDROOMS\*\*\*
  PCM\*\*\*
- \*\*\*SEPARATE LOUNGE\*\*\*
- \*\*\*CLOSE TO BALL HILL AREA\*\*\*
- \*\*\*SOME RE-DECORATION \*\*\*CALL TO VIEW\*\*\*
  REQUIRED\*\*\*
- \*\*\*TENANTS IN SITU\*\*\*
- \*\*\*TWO BATHROOMS\*\*\*
- \*\*\*CLOSE TO CITY CENTRE /
   UNIVERSITY\*\*\*





