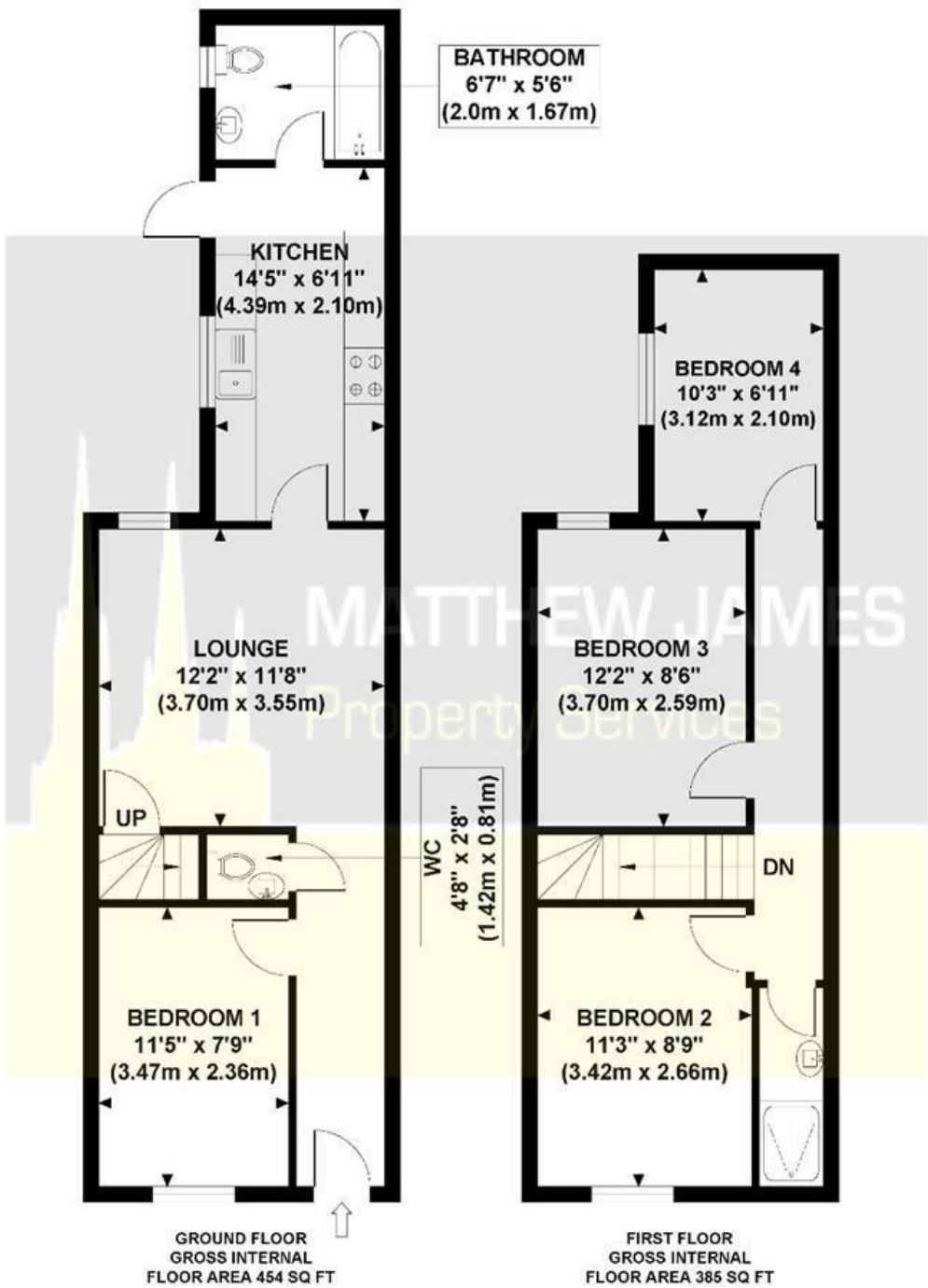
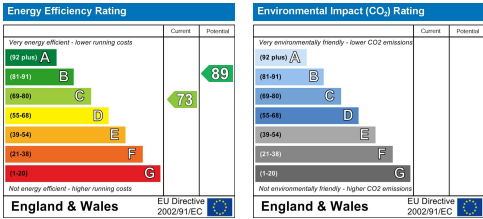


58 ST GEORGE'S ROAD  
Approximate Gross Internal Area 839 sq ft / 77.94 sq m



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 purposes only and not to scale. Measured in accordance to RICS standards.

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.



58 St. Georges Road  
Gosford Green, Coventry CV1 2DL

FOUR BEDROOMS... TWO BATHROOM AND SHOWER ROOMS... FULLY LET AT £1620 PER CALENDAR MONTH... GREAT INVESTMENT... TURNKEY OPPORTUNITY... Located on St. Georges Road in Coventry, this charming terraced house presents an excellent investment opportunity. Boasting four well-proportioned bedrooms and two modern bath / shower rooms, this property is fully tenanted, generating a steady income of £1,620 per month.

The house is ideally situated near Coventry University, making it particularly appealing to students and young professionals. Its proximity to local amenities and main bus routes ensures convenience for residents, enhancing its desirability in the rental market.

Recently redecorated throughout, the property features double glazing and gas central heating, providing a comfortable living environment. This property not only promises a reliable return on investment but also offers the potential for future appreciation in value, given its prime location and the ongoing demand for rental properties in the area. Whether you are a seasoned investor or looking to enter the property market, this lovely property is a remarkable opportunity not to be missed. Sound good and would like to view? Call us now!

£220,000

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# 58 St. Georges Road

Gosford Green, Coventry CV1 2DL



- \* FOUR BEDROOMS \*
- \* TWO BATH / SHOWER ROOMS \*
- \* FULLY TENANTED AT £1620 PCM \*
- \* WALKING DISTANCE TO COVENTRY UNIVERSITY \*
- \* HMO LICENCE IN PLACE (NON TRANSFERABLE) \*
- \* PERFECT TURNKEY INVESTMENT OPPORTUNITY \*
- \* CLOSE TO ALL AMENITIES & BUS ROUTES \*
- \* ALL RELATED CERTIFICATIONS ARE IN PLACE \*
- \* CALL US NOW TO BOOK YOUR VIEWING\*

## Front Garden

## Entrance Hallway

## Bedroom One

11'5 x 7'9 (3.48m x 2.36m)

## WC

4'8 x 2'8 (1.42m x 0.81m)

## Lounge

12'2 x 11'8 (3.71m x 3.56m)

## Kitchen

14'5 x 6'11 (4.39m x 2.11m)

## Bathroom

6'7 x 5'6 (2.01m x 1.68m)

## First Floor Landing

## Bedroom Two

11'3 x 8'9 (3.43m x 2.67m)

## Bedroom Three

12'2 x 8'6 (3.71m x 2.59m)

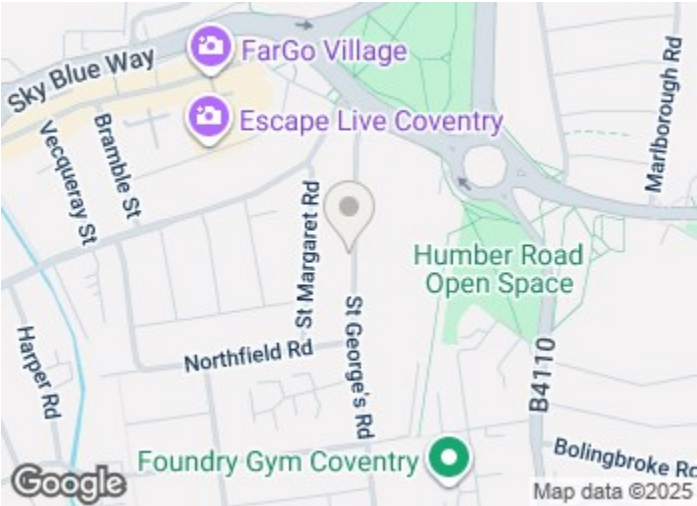
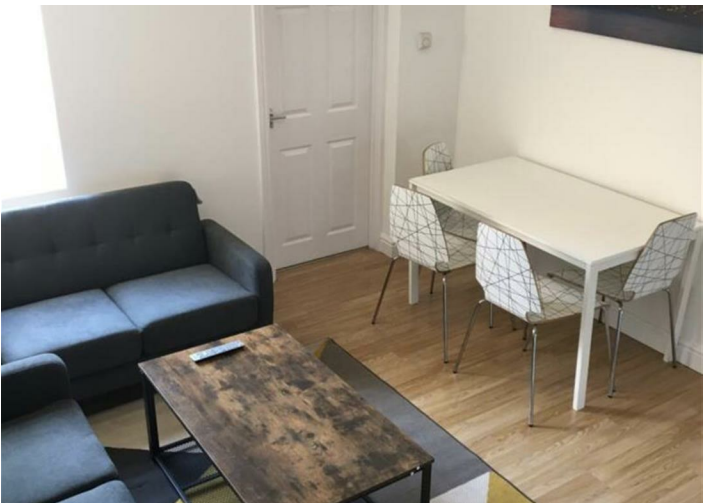
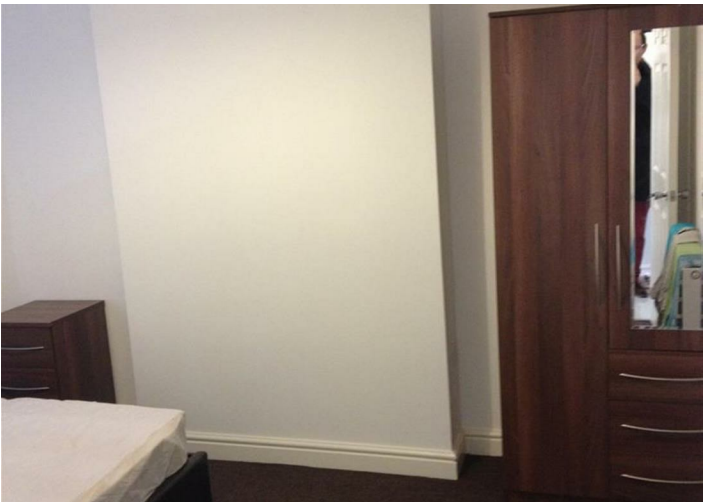
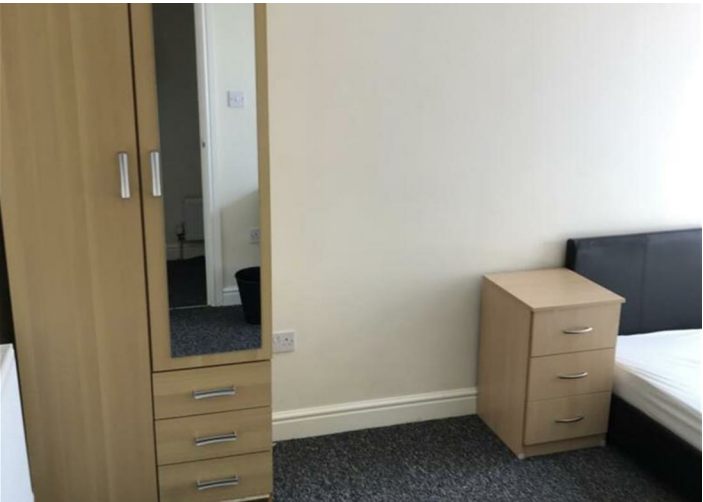
## Bedroom Four

10'3 x 6'11 (3.12m x 2.11m)

## Shower Room

7'2 x 3 (2.18m x 0.91m)

## Rear Garden



## Directions

