



Arden Street
Coventry , CV5 6FD
Asking Price £155,000



SUMMARY

No Upward Chain This two-bedroom first floor maisonette is in need of cosmetic refurbishment but presents a fantastic opportunity for investors, or those looking to put their own stamp on their home. Located in the desirable area of central Earlsdon, a short walk from Earlsdon Street.

ENTRANCE

Entrance hallway with stairs leading up to first floor hallway with doors leading to

LOUNGE

14'5" x 11'5" (4.4 x 3.5)

With UPVC double glazed window overlook the front of the property.

KITCHEN

10'2" x 6'2" (3.1 x 1.9)

With UPVC double glazed window overlooking the rear of the property. Fitted base units and wall units and stainless steel sink.

BEDROOM 1

13'1" x 11'5" (4 x 3.5)

With UPVC double glazed window overlooking the rear of the property.

BEDROOM 2

11'1" x 10'2" (3.4 x 3.1)

With UPVC double glazed window overlooking the front of the property.

BATHROOM

6'6" x 5'6" (2 x 1.7)

With white fitted bathroom suite and electric shower unit.

EXTERIOR

There is a small lawned garden area at the rear of the

property.

There is currently no parking restrictions for the on-street parking outside the property.

LEASEHOLD INFORMATION

This property is a leasehold property with 977 years left on the lease. There are no service charges or ground rent to be paid.

FURTHER INFORMATION

Council Tax is payable to Coventry City Council and the property is Band A.

Energy Performance (EPC) Rating is D.

INVESTMENT OPPORTUNITY

The property is in a high demand area for rental properties. With refurbishment work undertaken, it is estimated that the property could achieve a rental value of approximately £975 - £1,100 per calendar month.

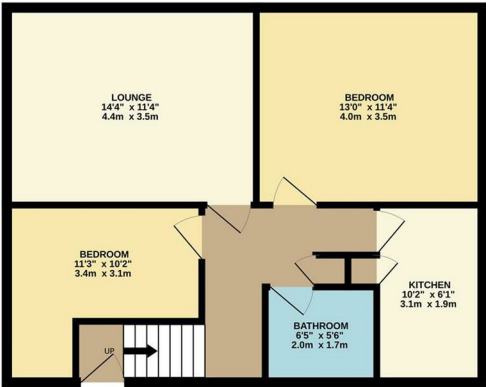
DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING REGULATIONS

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

FIRST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



2 BEDROOM FIRST FLOOR MAISONETTE
TOTAL FLOOR AREA: 589 sq. ft. (54.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing information, Homemaker Properties does not accept any liability for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any purchase agreement. The accuracy, appropriateness and completeness of the information is not guaranteed. It is recommended that you seek professional advice before making any decision.

