



**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.

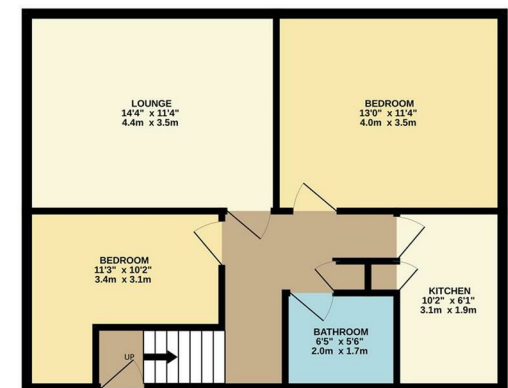
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MONEY LAUNDERING REGULATIONS

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.
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