



Nicholls Street
Coventry , CV2 4GY
Offers Over £120,000



NO UPWARD CHAIN A one bedroom bungalow on a plot of land that may be suitable for development, subject to planning permission.

The property itself benefits from gas heating and double glazing. It is located in the suburb of Hillfields. Within close proximity to the property is local amenities, including supermarkets, restaurants and pharmacies. Coventry City Centre is approximately 1-mile walk away, however there is also good bus links into the City Centre. The property has been let out previously and meets the gas and electrical standards required for certification.

Accommodation comprises in brief;

Entrance Hallway

UPVC door entering from the side of property into a hallway with doors opening onto;

Lounge

12'1" x 11'9" (3.7m x 3.6m)

Neutrally decorated and carpeted with a window overlooking the front of the property.

Kitchen / Diner

13'9" x 8'6" (4.2m x 2.6m)

Fitted with kitchen base units, integrated oven, hob, and extractor hood. With double glazed window overlooking the side of the property. The gas combi boiler is also located in the kitchen.

Bedroom

14'9" x 12'1" (4.5m x 3.7m)

Neutrally decorated and carpeted with a window looking over the rear of the property.

Bathroom

8'6" x 5'10" (2.6m x 1.8m)

Fitted with toilet, pedestal wash basin and shower cubicle.

INVESTMENT OPPORTUNITY

The property is being sold with vacant possession.

If the property was to be rented out we would estimate that it would rent for £850PCM.

The bungalow sits on a plot of land, so there may be the potential for further development. However this would be subject to planning consent.

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

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.

