



**Freehold Street  
Coventry  
CV1 5BH**

- High Rental Yield Potential
- Prime City-Centre Location
- Spacious Double Bedrooms
- Private Rear Garden

**Asking Price Of £145,000**  
EPC Rating '68'





## Property Description

### ABOUT THE PROPERTY

A two-bedroom mid-terraced house in CV1, this is a fantastic opportunity for investors, first-time buyers and renovation enthusiasts. With a spacious living area and kitchen / diner providing a blank canvas for a stylish upgrade, opening directly to a private rear garden.

Upstairs are two generously proportioned double bedrooms and the newly fitted family bathroom.

The property is in need of some renovation, allowing buyers to add their special touch and personalise the space. With an expected rental income of £900 per calendar month, it offers strong return on investment potential.

With on road parking and within close proximity to Coventry city centre, and a wide range of local amenities.

What are you waiting for? Call Cloud9 Estates TODAY to book your viewing!



### Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

### LOUNGE

3.36m x 3.10m max

### KITCHEN / DINER

3.36m x 4.96m max

### BEDROOM ONE

3.72m x 3.39m max

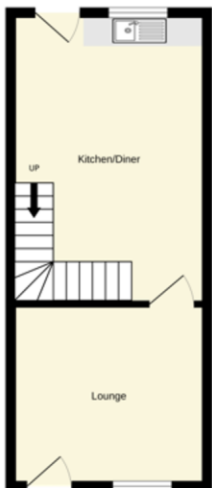
### BEDROOM TWO

3.72m x 2.93m max

### BATHROOM

1.58m x 1.74m max

Ground Floor



1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements