

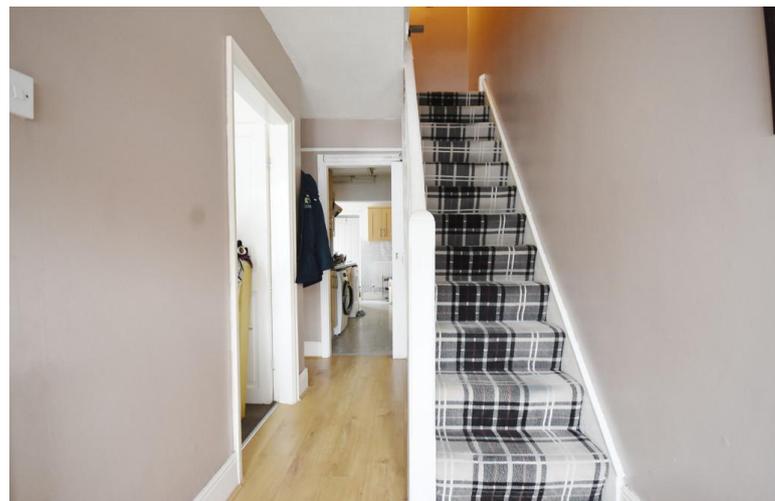


**Roman Road  
Coventry  
CV2 4LD**

- Three-bedroom end-terraced home
- Big outdoor living area
- Off road parking
- EPC rating 'D'

**Asking Price Of £240,000**  
EPC Rating '64'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates is pleased to introduce to you, this much loved three-bedroomed end-terraced home in the CV2 area of Coventry. This home is perfect for first time buyers / families / investors. Investors can expect a rental income of approx. £1,300 per calendar month.

In brief this home comprises of, on the ground floor; a living room with bay windows overlooking Roman Road, a separate dining room for those evenings with the family, a kitchen and convenient WC.

Travel upstairs of this FAB home and you will discover two double bedrooms, a single bedroom and shower room.

To the rear of this home you will discover a secure outdoor living area, with a patio area AND grass – this caters to all your garden needs.

What are you waiting for? Call Cloud9 Estates TODAY on 02476 263 660 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.



### LIVING ROOM

3.68m x 3.34m max

### DINING ROOM

3.37m x 3.07m max

### KITCHEN

2.27m x 4.18m max

### BEDROOM ONE

2.28m x 2.44m max

### BEDROOM TWO

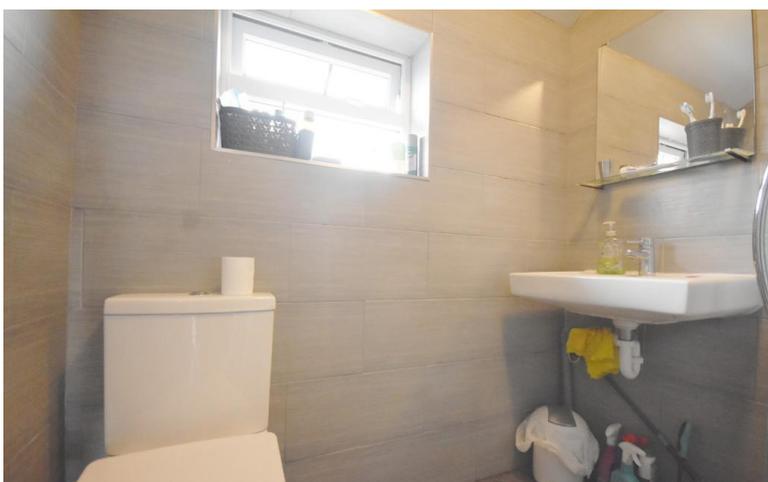
3.06m x 3.38m max

### BEDROOM THREE

3.39m x 3.49m max

### SHOWER ROOM

1.65m x 1.78m max





Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Hergo 12/20

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 are 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