



HR ESTATE AGENTS

6 Bedrooms

House - Terraced

£400,000

Located in





# Albany Road

|| CV5 6JR



Rockwell Allen is proud to present a Six bedroom Six En-suite terraced property located in Coventry currently being occupied as a HMO. There are various valuable amenities within walking distance of the property and it is able to generate fantastic rental returns.

For investors looking for a rewarding investment, this is a brilliant opportunity!

The property features 6 bedrooms all ensuite, fitted kitchen, private garden space.

**\*\*Investment details\*\***

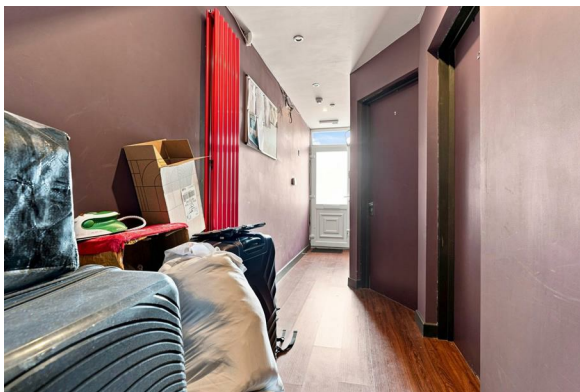
Each room pays £700 pcm

It currently produces an annual gross income of £26,400 with tenants currently situated for one more year.

For more details please contact me.

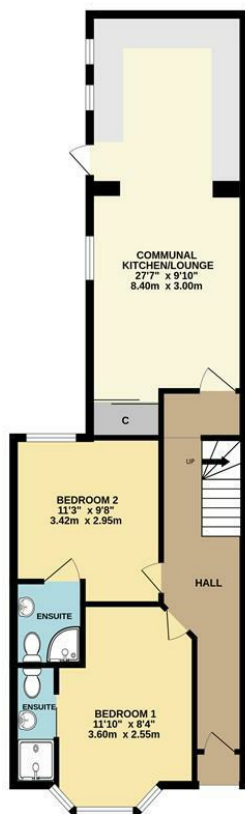
# Albany Road

£400,000 Freehold



- Fully Furnished 6 Bedroom and 6 Ensuite Shower Rooms
- Fully Tenanted Licensed HMO
- Mid-Terrace House
- Close Proximity from Central Earlsdon

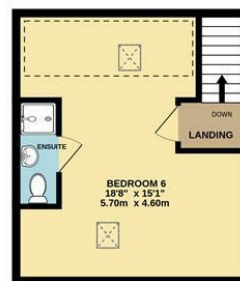
GROUND FLOOR  
714 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR  
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Council Tax Band

## Local Authority

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Number Three Siskin Drive  
Coventry  
CV3 4FJ

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