



**Colchester Street
Coventry
CV1 5NZ**

- Three-bedroom mid-terraced home
- Layout over three floors
- Three bathrooms
- Street parking

Asking Price Of £205,000
EPC Rating 'D'





Property Description

LOUNGE

3.33m x 2.17m max

LOUNGE / DINER

3.94m x 3.35m max

KITCHEN

1.63m x 3.57m max

BATHROOM

1.64m x 1.36m max

UTILITY ROOM

5.14m x 1.31m max

BEDROOM ONE

3.52m x 3.34m max

BEDROOM TWO

2.72m x 3.64m max

SHOWER ROOM

1.74m x 2.40m max

BEDROOM THREE

4.97m x 4.45m max

ABOUT THE PROPERTY

Cloud9 Estates are pleased to introduce this previously much-loved home. In the CV1 area of Coventry, this home



would make a great first-time purchase!

This home is spread out over THREE floors, on the ground floor you will find TWO reception rooms, the family kitchen, shower room and handy utility room!

Moving on up to the first floor are two DOUBLE bedrooms and the bathroom.

Moving on up to the top floor is ANOTHER double bedroom with it's own en-suite – how cool would that be? Your own en-suite!

To the rear of this home is a great outdoor living space – perfect for hosting and enjoying the weather with the family.

With parking at the rear and a short distance to Coventry city centre – this home has everything you're looking for.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Measurements are approximate. See our guide. Specialist services only. Plans are not to scale.

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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