



**Grafton Street
Coventry
CV1 2HX**

- Four-bedroom HMO
- HMO licence expires March 2030
- Set over three floors
- Within close proximity to Coventry City Centre

Offers In Region Of £250,000
EPC Rating '72'





Property Description

Cloud9 Estates is proud to introduce this four-bedroom HMO. Currently let with tenants paying £1,300 IN TOTAL per calendar month. Set over three floors, this FOUR-bedroom mid-terraced HMO is the perfect investment opportunity.

In brief this home comprises of, on the ground floor: a double bedroom with bay windows, lounge / diner and kitchen with double doors leading to the garden.

On the first floor you will find a further two-bedrooms and bathroom.

Traveling up to the second floor is another double with it's own en-suite – a shower room.

With GREAT travel links and within close proximity to Coventry City Centre – this will be snapped up quick.

Get your GRAFT – ON and 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.



BEDROOM ONE

3.31m x 3.65m max

LOUNGE / DINER

3.45m x 3.59m max

KITCHEN

4.88m x 1.76m max

BEDROOM TWO

4.34m x 4.17m max

BEDROOM THREE

2.75m x 3.79m max

BATHROOM

1.78m x 1.77m max

BEDROOM FOUR

4.21m x 5.29m max

ENSUITE

1.45m x 1.67m max





Measurements are approximate. Not to scale. Illustrative purposes only.
 Plans are for reference only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		

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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