



# MATTHEW JAMES

## Property Services



## 29 Marlborough Road, Coventry, CV2 4EN

### Offers Over £145,000

A terraced property on Marlborough Road in the vibrant Stoke area of Coventry, this charming terraced house presents an excellent buy-to-let investment opportunity. Currently let to a family for £925 per calendar month, this property is not only a sound financial choice but also a welcoming home.

Upon entering, you are greeted by a practical entrance porch that leads into a spacious living room, perfect for relaxation and entertaining. Adjacent to the living room is a dining room, providing ample space for family meals and gatherings. The well-appointed kitchen is conveniently located on the ground floor, alongside a bathroom that caters to the needs of the household.

Venture upstairs to discover two generously sized double bedrooms, offering comfortable living spaces. The rear bedroom is particularly noteworthy, featuring its own toilet and hand basin, adding an extra layer of convenience for residents.

Outside, the property boasts a small garden at the front, while the rear garden is a delightful retreat. It is well-maintained and features a patio area, ideal for outdoor dining or enjoying a sunny afternoon, along with a low-maintenance astro turf lawn that ensures a green space year-round without the hassle of upkeep.

This property is in excellent condition and represents a fantastic investment opportunity in a sought-after area. Whether you are looking to expand your property portfolio or seeking a reliable rental income, this home on Marlborough Road is certainly worth considering.

**Living Room**



**Bedroom One**

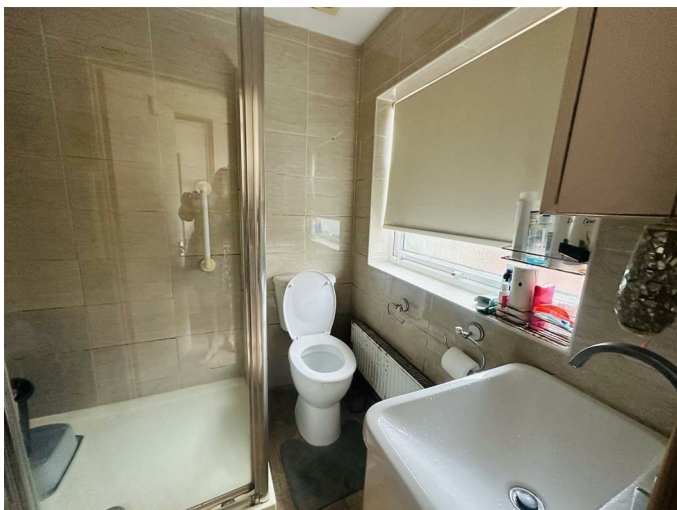


**Dining Room**

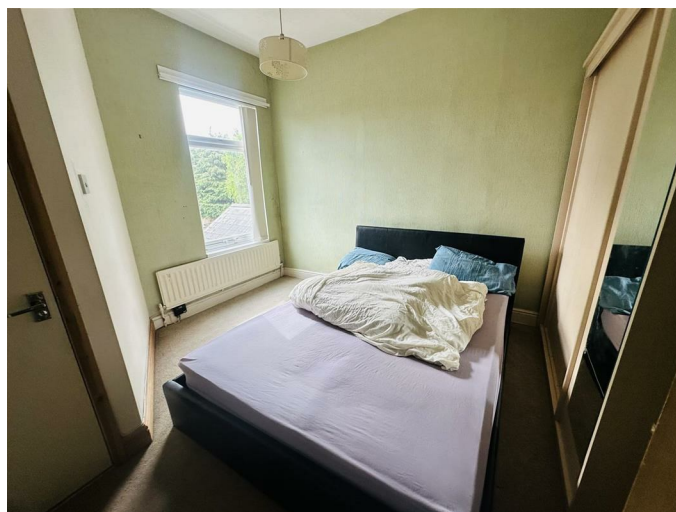
**kitchen**



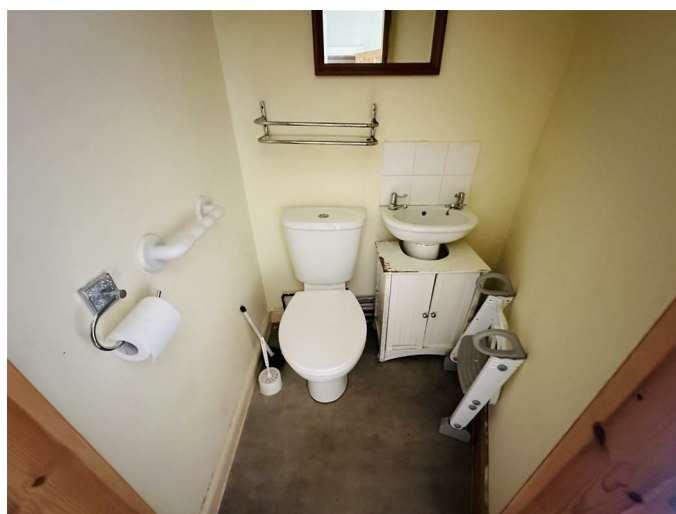
**Shower room**



**Bedroom Two**



**WC**



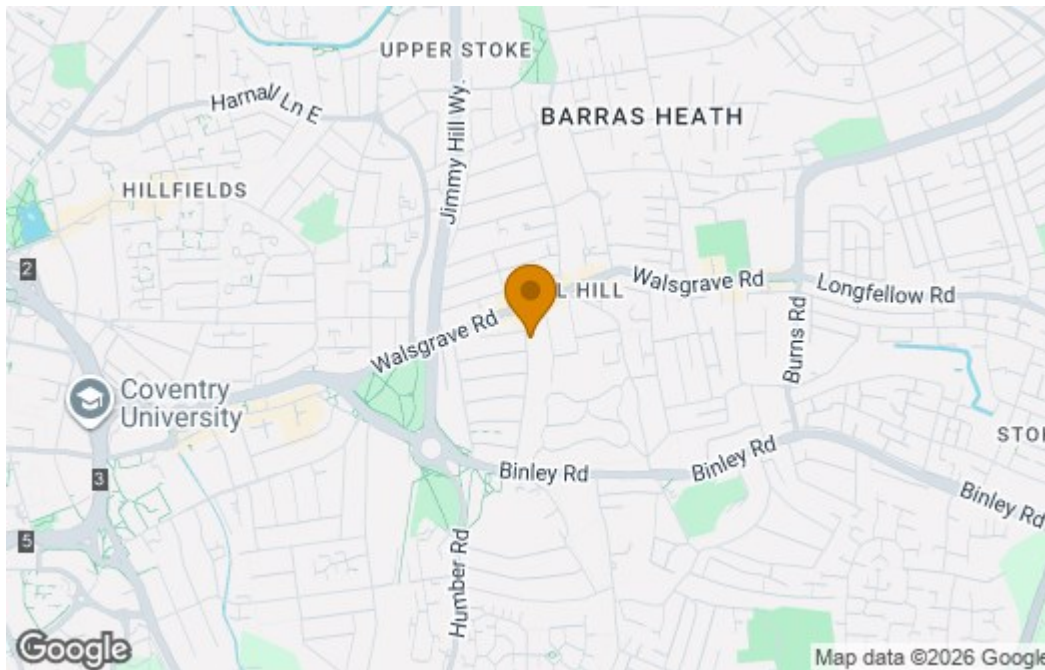
**Garden**



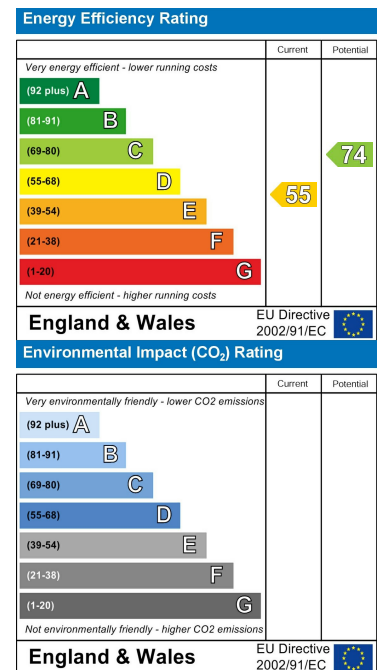
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## CONTACT INFORMATION

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