



**Ranby Road
Coventry
CV2 4GS**

- Recently Renovated To A Very High Specification
- Low Maintenance Rear Garden
- Total Floor Area: 55 Square Metres
- Fully Double Glazed

Offers In Excess Of £160,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Step inside your future home – newly renovated, this home as everything you need to call your forever home – or your next investment opportunity.

On the ground floor of this modern family home you will see; a cosy and comfortable living room, the family kitchen and bathroom – all elegantly finished.

Travel upstairs of this light and bright home and you will discover two DOUBLE bedrooms.

To the rear of this home you will discover a great sized outdoor living area, with a patio and astro turf this garden has a little bit of everything you need to enjoy your new outdoor space.

Is this your future home? Arrange a viewing and find out!
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.

LOUNGE

3.54m x 3.60m max

KITCHEN

3.11m x 3.58m max

BATHROOM

2.36m x 1.64m max

BEDROOM ONE

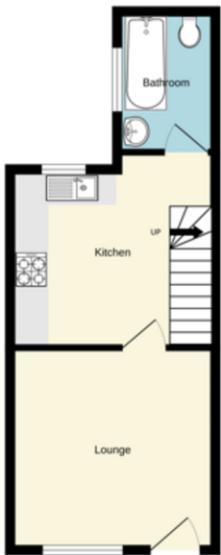
3.42m x 3.60m max

BEDROOM TWO

3.10m x 2.71m max



Ground Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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