

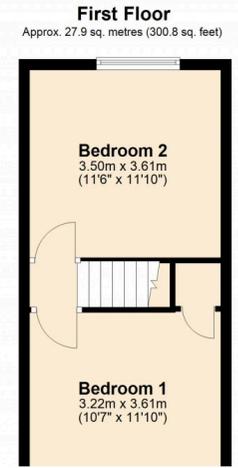


 2

Bedrooms

 1

Bathroom



*No Chain*Property in need of full modernisation* Ideal investment or first time buy* Suttons are proud to offer for sale a two bedroom mid terraced family home close to Coventry City Centre/University/Train Station. The property would benefit from modernisation throughout including a heating system and has been priced attractively to reflect this.

Briefly comprising of front reception room, rear reception room with understairs storage cupboard, fitted kitchen with sink and space for appliances, ground floor wet room with an electric shower. To the first floor are two double bedrooms with master benefitting from built in storage cupboard. Outside to the rear is a coalhouse with plumbing for a washing machine and further storage.

Good to know:

IF the property was fully refurbished we expect it to be worth in the region £170k and would rent for £1,000pcm.

Built 1900-1929.

No onwards Chain

Probate Granted

EPC - F

Council Tax Band A - £1,609 pa.

Windows Double Glazed.

On Street Parking only.

Front door facing East.

Rear Garden West facing.

Measurements in foot.

Front reception room -10.17 X 11.74

Rear reception room - 11.28 X 11.72

Understairs cupboard - fuse box and meter location

Kitchen - 8.35 X 6.49

Ground floor wet room - 6.14 X 6.07

Rear Garden - West Facing

UPSTAIRS

Front bedroom - double -11.72 X 10.17

Rear bedroom - double - 11.69 X 11.40



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Camelite Road, Just of Gulson Road, Lower Stoke, Cove

