

Minster Road Coventry CV1 3AF
£264,500

Benburys
SALES AND LETTINGS

****HMO COMPLIANT** NO CHAIN**** Benburys are pleased to present this spacious four bedroom end terraced house with original features. The property comprises of entrance hallway, spacious lounge, kitchen with appliances, two bathrooms with shower cubicles and four double bedrooms. Secure gated access to the front and garden to the rear of the property. On road parking. Current rental income of £1550 per month EPC rating E. Council Tax Band C

Entrance

18'11" x 6'9" (5.770 x 2.064)

Wooden entrance door to the side aspect of the property. Victorian tiled flooring, doors leading to the lounge, kitchen and downstairs bedroom, double glazed window to the side aspect and double central heating radiator.

Lounge

17'10" x 13'7" (5.436 x 4.144)

Spacious lounge with carpeted flooring, feature fire place with wooden surround, double glazed bay window to the front aspect, double glazed window to the side aspect and double central heating radiator.

Kitchen

10'3" x 3.142 x)

Fitted with matching wall and base units including cupboards and drawers, inset stainless steel sink unit with mixer tap, ample roll top work surfaces with complimenting tiled splash backs, space for upright fridge freezer and plumbing for a washing machine and dishwasher, integrated electric oven, hob and extractor. Finished with vinyl flooring. Double glazed window to the rear aspect of the property and utility cupboard with a tumble dryer.

Downstairs bathroom

7'8" x 5'6" (2.362 x 1.688)

Fitted with a white suite which features a shower cubical with mixer shower, low level W.C and wash basin. This half tiled bathroom benefits from a heated towel radiator, vinyl flooring and a doubled glazed opaque window to side aspect.

DISCLAIMER

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Bedroom one

12'1" x 10'11" (3.689 x 3.338)

Carpeted flooring, double central heating radiator, double glazed windows and door to the rear aspect.

Landing

18'11" x 6'11" (5.787 x 2.109)

Carpeted flooring, doors leading to the bedrooms and bathroom, cupboard housing the boiler, double central heating radiator and double glazed window to the side aspect.

Bedroom two

12'0" x 10'11" (3.670 x 3.336)

Carpeted flooring, double central heating radiator, double glazed window to the rear aspect and feature cast iron fireplace.

Bedroom three

17'10" x 13'7" (5.448 x 4.160)

Carpeted flooring, double glazed bay window to the front aspect, double central heating radiator and feature cast iron fireplace.

Bedroom four

16'0" x 10'4" (4.879 x 3.159)

Carpeted flooring, double central heating radiator, double glazed window to the rear aspect and feature cast iron fireplace.

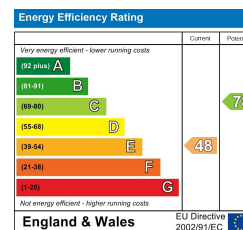
Bathroom

6'6" x 5'8" (1.997 x 1.734)

Fitted with a white suite which features a shower cubical with mixer shower, low level W.C and wash basin. This half tiled bathroom benefits from a heated towel radiator, vinyl flooring and a doubled glazed opaque window to the rear aspect.

Rear garden

Patio area, lawned area, fence and shrub boundaries and side gated access to the front of the property



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