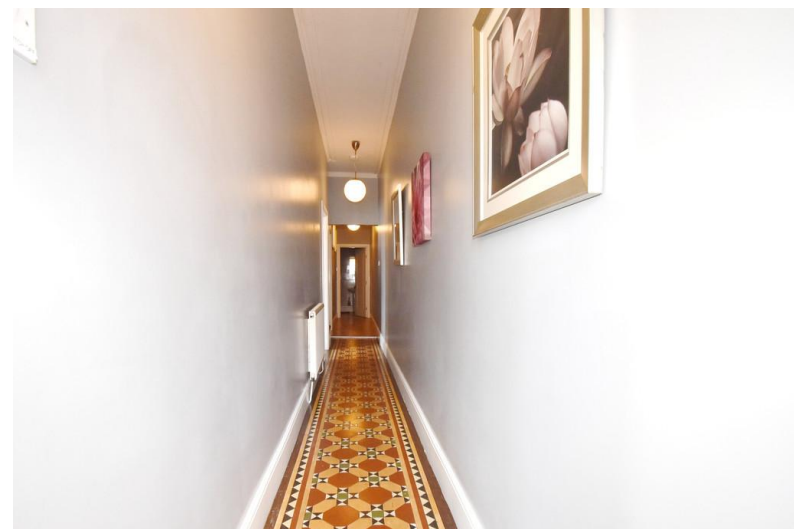
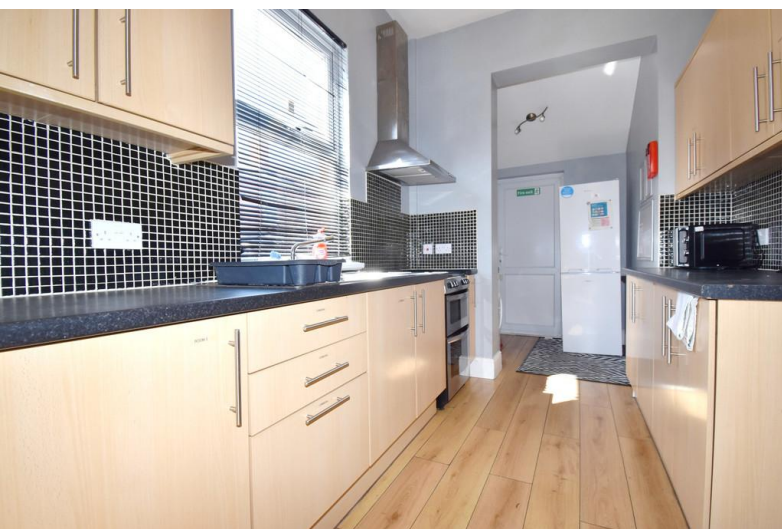




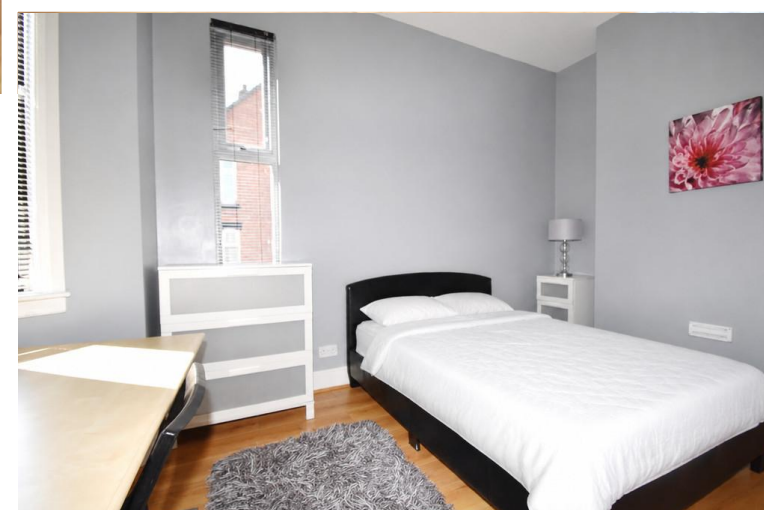
**43 and 45 King Richard Street
Coventry
CV2 4FX**

- TWO five-bedroom HMO's
- Each with three bathrooms
- Street parking
- Rear gardens

Offers Over £450,000
EPC Rating 'D'



43 and 45 King Richard Street, Coventry, CV2 4FX



Property Description

ABOUT THE PROPERTY

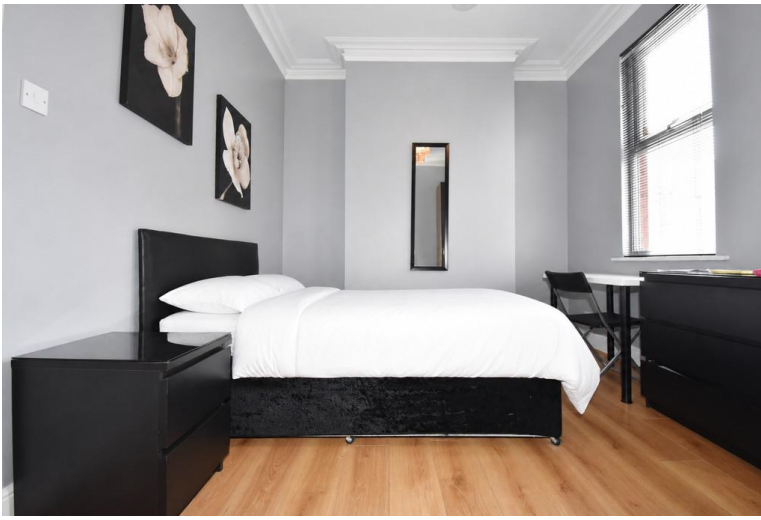
ATTENTION INVESTORS Cloud9 Estates has a brilliant investment opportunity for you! Introducing TWO five-bedroom HMO's, next door to each other in the CV2 area of Coventry. Potential rent of £5,000 a month.

Each HMO has five DOUBLE bedrooms and THREE shower rooms, with one bedroom benefiting from being en-suite in each property, a spacious kitchen / living area also in both properties.

To the rear is a great outdoor space for socialising or for a breath of fresh air – which is very low maintenance.

Within close proximity to Coventry City Centre, this is in a great location – with easy travel links and local shops and amenities nearby.

Call the award winning 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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
 Coventry
 Warwickshire
 CV2 4ED

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 sales@doud9estates.co.uk
 02476 263 660

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