



**King Richard Street, Coventry
CV2 4FU**

Open To Offers £310,000

Freehold - Coventry Band: B - EPC:

**** NO CHAIN ** INVESTMENT OPPORTUNITY ** OPEN TO OFFERS ****

A spacious three-bedroom terraced property offering approximately 1,181 sq ft (109.8 sq m) of accommodation, ideally positioned within walking distance of Coventry University and Coventry city centre.

The property offers a particularly versatile layout, with two separate reception rooms on the ground floor, a fitted kitchen and useful storage. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden.

Situated in a location popular with investors, the property offers a practical opportunity for buyers seeking a home or investment property close to the university and city centre amenities.



Entrance Hall
25'2" x 4'10" (7.67m x 1.48m)

Reception
12'6" x 11'11" (3.82m x 3.64m)

Reception
12'0" x 10'4" (3.65m x 3.14m)

Store
3'7" x 4'7" (1.09m x 1.40m)

Lounge
10'6" x 9'9" (3.19m x 2.97m)

Kitchen
5'5" x 9'9" (1.65m x 2.97m)

Bedroom 1
12'0" x 15'5" (3.66m x 4.71m)

Bedroom 2
12'6" x 10'1" (3.81m x 3.07m)

Bedroom 3
12'0" x 10'2" (3.67m x 3.11m)

Bathroom
5'10" x 6'11" (1.78m x 2.10m)

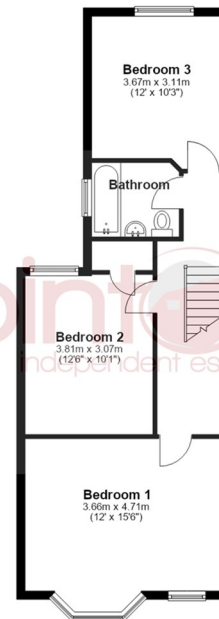
Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

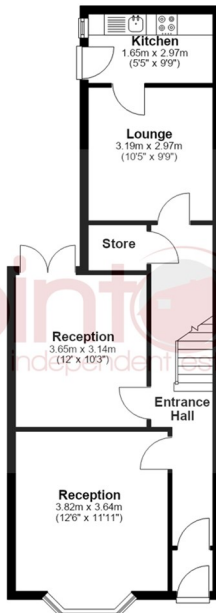
Viewings

Strictly via Agent

First Floor
Approx. 55.3 sq. metres (595.6 sq. feet)



Ground Floor
Approx. 54.4 sq. metres (586.0 sq. feet)



Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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