



 4
Bedrooms

 2
Bathrooms





*Four double bedrooms*Two bathrooms*CV1 * Suttons are proud to offer for sale a four-bedroom, two-bathroom, three-storey mid terraced property, located in Stoke, CV1. The property benefits from being on the doorstep of Coventry City Centre / University / Train station. Making this an ideal investment or family home. Note this property does not hold an HMO licence but is understood to be compliant.

Briefly comprising of entrance hallway, front reception room/bedroom4, rear reception room with understairs storage cupboard, fitted kitchen with oven, electric hob and space for appliances, ground floor bathroom with a shower over the bath.

Raising to the first floor are two double bedrooms with a storage area on the landing, then raising to the second floor is a bathroom with an electric shower and the fourth double bedroom. Outside are low maintenance gardens to front and rear, with the rear garden facing east. Other features include double glazing, gas central heating, internal fire doors and emergency lighting and no onwads chain.

Please view the virtual 360 tour and then contact the office to arrange a viewing.

Good to know:

EPC Rating - D

No onwads chain.

Vacant possession.

Council Tax Band - A.

Does not hold a HMO licence but is understood to be compliant.

Freehold.

Room measurements found on the floor plan

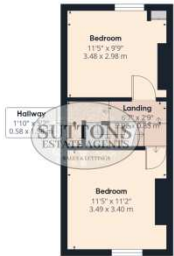
Reason for sale: Landlord exiting the market.

Street parking only.

Combi boiler located on the first floor, in the rear bedroom.



Ground Floor



Floor 1



Floor 2



Approximate total area[®]
804 ft²
74.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Coventry, CV1

