



**Awson Street
Coventry
CV6 5GG**

- Street parking
- Full double glazing
- NO CHAIN
- Ground floor bathroom

Offers In Region Of £140,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates are PROUD to introduce this two-bedroom mid-terraced home. Located on Awson Street in the CV6 area of Coventry, this much loved home is ideal for first time buyers, families and investors.

This home has what you're looking for – on the ground floor are TWO reception rooms, a kitchen and family bathroom – very convenient!

On the first floor of this home are two light and bright DOUBLE bedrooms, providing a spacious area to relax and unwind.

This home has great travel links as it's located close to Stoney Stanton Road – providing a direct route to Coventry City Centre!

Thinking of buying to let? Then you could expect a possible income of £850 per calendar month.

Wouldn't it be AWESOME to own this house on AWSON Street? Call 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.

LOUNGE

3.41m x 3.41m max

LOUNGE/DINER

3.38m x 3.40m max

KITCHEN

2.05m x 2.79m max

BATHROOM

1.94m x 1.69m max

BEDROOM ONE

3.40m x 3.41m max

BEDROOM TWO

3.40m x 3.39m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Cloud9 Estates

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
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 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