

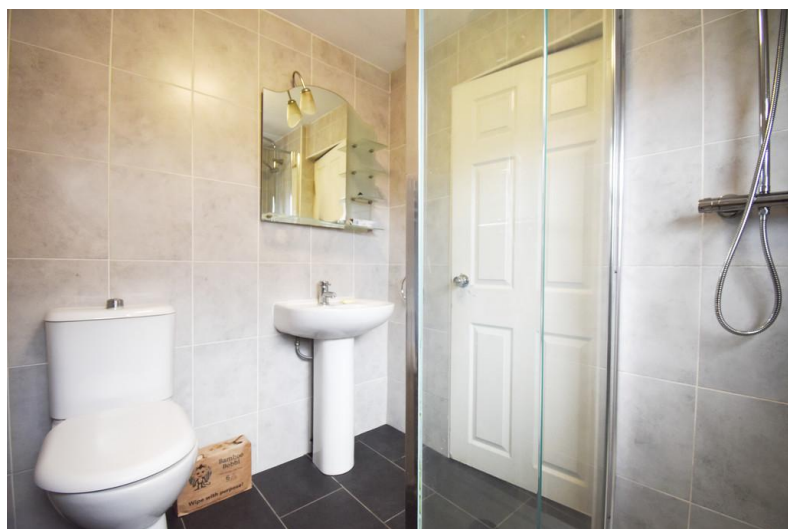


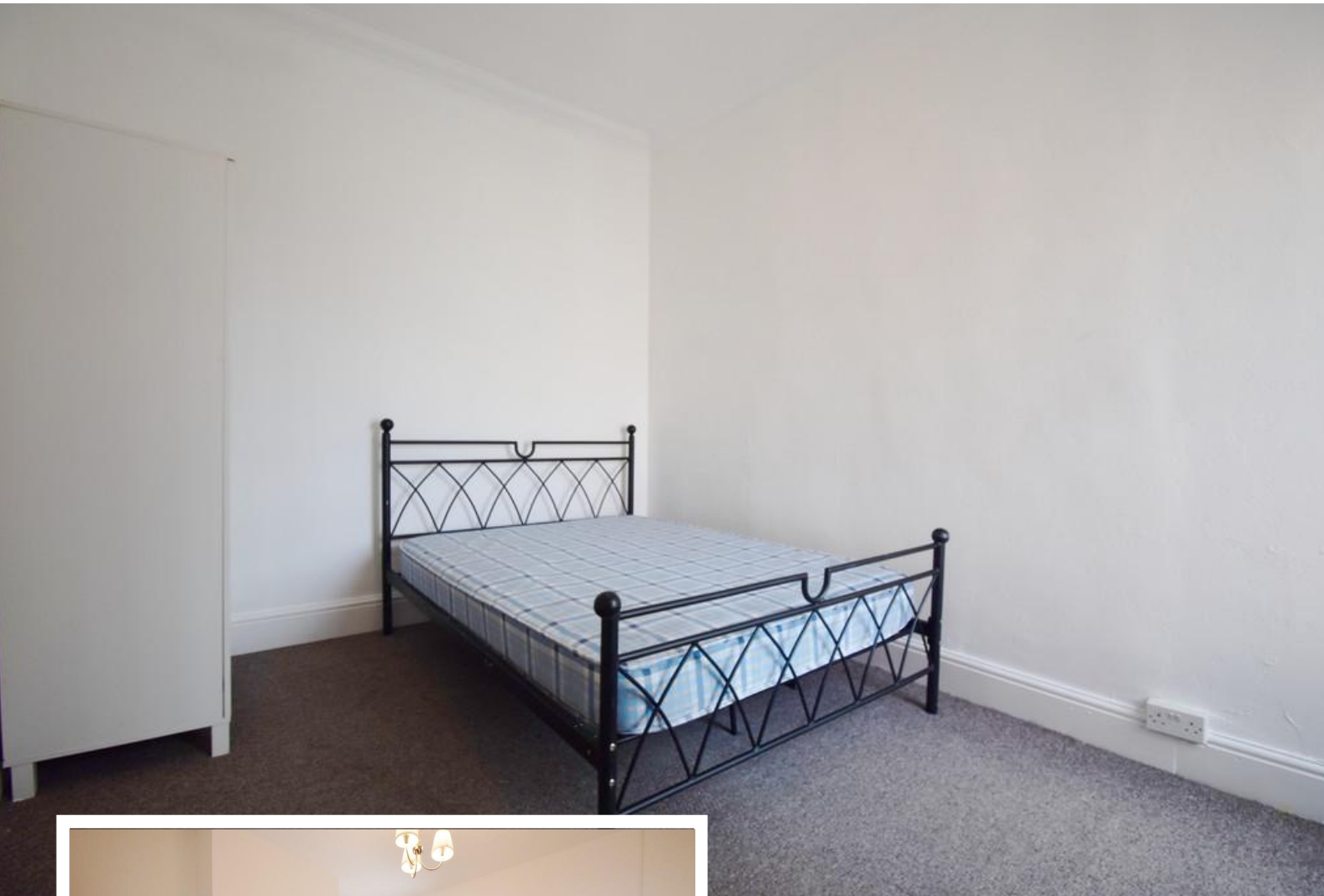
Cloud9 Estates

**Marlborough Road  
Coventry  
CV2 4EP**

- Three First Floor Bedrooms
- Ground Floor Bathroom
- Walking Distance To City Centre
- On Road Parking

**Guide Price £170,000**  
EPC Rating 'D'





## Property Description

### ABOUT THE PROPERTY

Currently Fully Managed by us (Cloud9 Estates), this would make the ideal investment opportunity or first time purchase and will be sold with tenants in situ.

In the CV2 area of Coventry, this mid-terraced home boasts three bedrooms – two double rooms and a single bedroom - a ground floor bathroom, TWO reception rooms and the family shower room.

Located off a main road, this home has a direct route into Coventry City Centre, providing great travel links and with shops and amenities nearby.

Don't wait! 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 Coventry  
 Warwickshire  
 CV2 4ED

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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