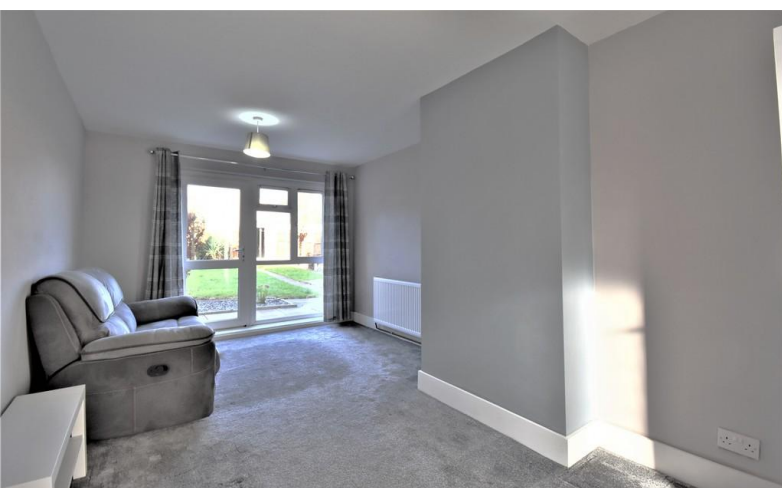


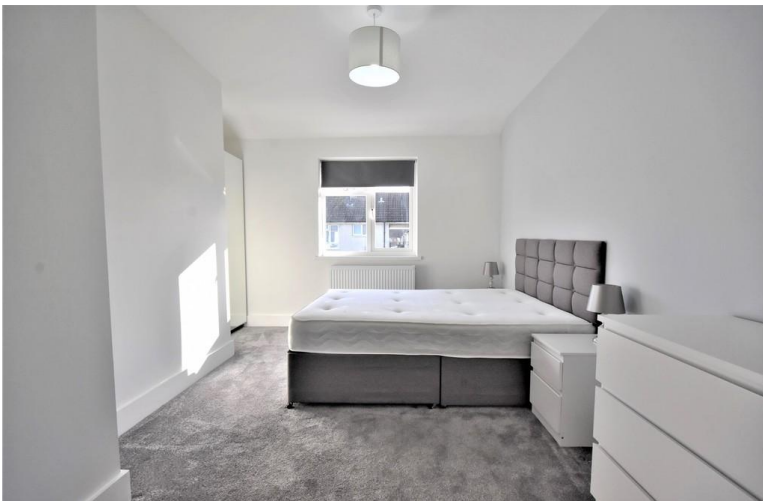


**Sandythorpe  
Coventry  
CV3 3FD**

- Three bedroom mid terraced home
- Modern Style
- Brilliant Catchment Area
- Desired Residential Location

**Offers Over £190,000**  
EPC Rating '68'





## Property Description

Cloud9 Estates are pleased to present this three bedroom mid terraced family home, located in the CV3 area of Coventry. This home is perfect for investors / families / first time buyers. Previously rented with tenants paying £975 per month - now vacant!

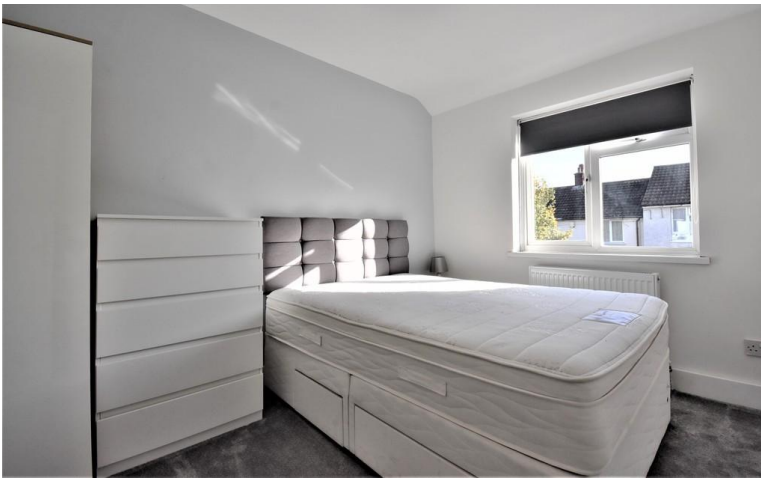
This charming home briefly comprises of, on the ground floor; an entrance hall / living room, kitchen / dining room. Travel upstairs of this home you will be greeted with two double bedrooms, once single bedroom and a shower room.

Want to book in a viewing? Call Cloud9 Estates NOW on 02476 263 660!

### 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

[www.douglasestates.co.uk](http://www.douglasestates.co.uk)  
[sales@douglasestates.co.uk](mailto:sales@douglasestates.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