



 **2**
Bedrooms

 **1**
Bathroom





***NO ONWARD CHAIN * VIRTUAL 360 TOUR AVAILABLE ***

Suttons Estates are proud to offer for sale this well-presented two-bedroom mid-terraced home, ideally located within the CV1 area of Coventry, offering convenient access to Coventry City Centre, Coventry University and Coventry Train Station.

The accommodation briefly comprises an entrance hallway, a front reception room which could also be utilised as an occasional third bedroom or home office, a separate rear reception room, and a modern fitted kitchen with integrated oven, electric hob and space for additional white goods.

To the ground floor there is also a fully tiled bathroom fitted with a walk-in shower.

To the first floor are two good-sized double bedrooms.

Outside, the rear garden has recently been improved and offers a low-maintenance space with newly fitted fence panels, artificial lawn and a useful wooden storage shed.

Further benefits include a replacement roof completed in 2014, modern combination boiler, double glazing, modern consumer unit and no onward chain.

The property would make an ideal purchase for a first-time buyer or investor, particularly due to its convenient location close to the city centre and university.

Please take a look at our Virtual 360 Tour to explore the property in more detail, then contact Suttons Estates to arrange your viewing.

Good to know:

EPC – D.

Internal area – 62 square meters / 667 square foot.

Council Tax Band – A

No onwards chain.

Boiler – Baxi. Located in the kitchen. Serviced yearly.

Roof replaced in 2014.

Not used as a hmo, no hmo licence.

If rented we expect £1000 pcm, giving a gross yield of 7.5%.

Freehold.

Street parking only.



Ground Floor



Floor 1

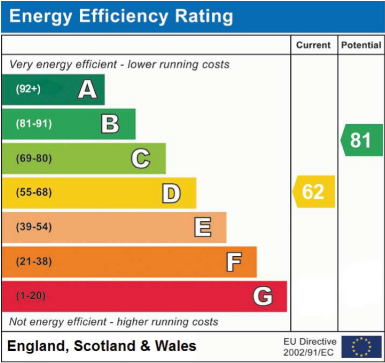


Approximate total area^m
612 ft²
56.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Address: COVENTRY, CV1

