



2 Bedroom House - Terraced
located on Vauxhall Street,
Coventry
Offers Over £125,000

UP Estates



**** NO FORWARD CHAIN - TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS - GAS CENTRAL HEATED AND DOUBLE GLAZED THROUGHOUT - PRIVATE GARDEN WITH BRICK STORE - SURROUNDED BY AMENITIES - CLOSE TO CITY CENTRE **** This competitively priced terraced home is available to purchase now with no forward chain! Call immediately to secure a viewing on this property which very briefly comprises of; living room, dining room, kitchen with integrated oven, grill, gas hob, sink and space for further appliances. A lobby allows access to the private garden with brick built store, and the bathroom completes the ground floor. Stairs ascending from the dining room to two well proportioned double bedrooms. This property is gas central heated, double glazed and located within walking distance of the City Centre, Coventry University, Gosford Street Shopping Parade/FarGo Village & many more amenities/transport links!

Offers Over £125,000

- NO FORWARD CHAIN
- COMPETITIVELY PRICED!
- TWO RECEPTION ROOMS
- PRIVATE GARDEN WITH BRICK STORE
- DOUBLE GLAZED THROUGHOUT
- GAS CENTRAL HEATED
- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- FANTASTIC FIRST TIME PURCHASE OR INVESTMENT!!!
- YIELD POTENTIAL CIRCA 8.88%





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Vauxhall Street, Coventry





Total Area: 70.6 m² ... 760 ft²

All measurements are approximate and for display purposes only

CONTACT

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