



Holborn Avenue
Coventry
CV6 4FZ

- Off Road Parking
- Garage
- Fully Double Glazed
- Total Floor Area: 61 Square Metres

Guide Price £155,000

EPC Rating 'D'



Property Description

ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this three-bedroom end-terrace home. In the CV6 area of Coventry, this tenanted home would make the ideal investment opportunity.

On the ground floor of this much-loved home is the spacious lounge with bay windows and family kitchen.

Upstairs you will see THREE bedrooms – concluding of two double bedrooms and one single bedroom.

Offering off road parking and within close proximity to a main road, and views over a field at the back – this home is currently tenanted.

Want to book a viewing? Then call Cloud9 Estates TODAY.

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

4.56m x 3.79m max

KITCHEN

4.74m x 2.41m max

BEDROOM ONE

3.50m x 2.63m max

BEDROOM TWO

3.21m x 2.92m max

BEDROOM THREE

2.48m x 1.99m max



Measurements are approximate. Not to scale. Illustration prepared only.
Views and Materials ©2018

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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 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