



St. Agathas Road
Coventry
CV2 4DX

- Two-bedroom mid-terraced home
- Ground floor bathroom
- Recently renovated
- EPC rating 'C'

Guide Price £160,000
EPC Rating '73'





Property Description

ABOUT THE PROPERTY

Come and check out this VACANT two-bedroom mid-terraced home. In the CV2 area of Coventry this much-loved home is MOVE IN READY. Thinking of renting? Then you could expect a possible rental income of £895 per calendar month

In brief this recently renovated home comprises of, on the ground floor; a lounge, lounge / diner, kitchen and bathroom – a ground floor bathroom! How brilliant is that?

Moving on up to the first floor this home and you will be greeted with TWO double bedrooms – a space you can make your own!

To the rear of your future home is a great little space to unwind and enjoy the great British weather – when it's not raining of course!

Within close proximity to Walsgrave road, this home has GREAT travel links and is a short distance to Coventry City



Centre.

St Agatha's Road – but it has YOUR name all over it! What ARE you waiting for? Call Cloud9 Estates TODAY to book your viewing! We're waiting

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

3.25m x 3.48m max

LOUNGE / DINER

4.30m x 3.27m max

KITCHEN

3.08m x 1.79m max

BATHROOM

1.79m x 2.16m max

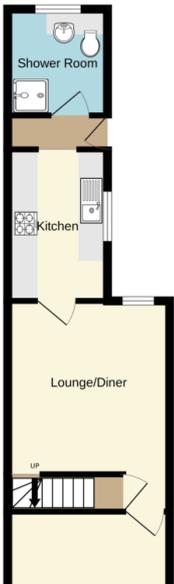
BEDROOM ONE

3.25m x 3.40m max

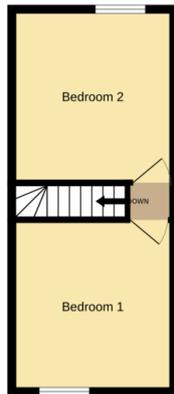
BEDROOM TWO

3.44m x 3.25m max

Ground Floor



1st Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		

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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 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