



FOR SALE

**17 Bright Street, Coventry,
CV6 5EB**

Offers over - £115,000 Freehold

- Freehold End of Terrace Residential Unit
- 2 Bedroom Property
- Tenanted Investment Opportunity
- GIA: 60 sq. m (646 sq. ft)

VIEWING: By appointment with George and Company Surveyors on **01788 554455**.

George and Company (Surveyors) Limited

62 Regent Street, Rugby, Warwickshire, CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk

Website: www.georgeandcompany.co.uk

Registered in England No. 7132697

 **George**
& company
chartered surveyors


RICS
Regulated by RICS

Location

The property is located on Bright street, which can be found between Stoney Stanton Road and Cromwell Street.

The property is located near the B4109 connecting Great Heath to the centre of Coventry.

Description

The property is thought to date from circa 1900 and provides two storey accommodation.

Construction is of traditional design and materials with brickwork walling under a pitched and tile covered roof.

Accommodation

The accommodation briefly comprises (GIA):
60 sq. m (646 sq. ft)

Ground Floor:

Hall
Lounge
Kitchen / Dining Room

First Floor:

Landing
Two Bedrooms
Bathroom

The floor area of the property measured on a Gross Internal Area basis was around 60 Sq. m (646 sq. ft).

Services

We understand that mains' services are connected to the property. Prospective purchasers should make their own enquiries regarding provision of services to the site.

Council Tax

The property is in Council Tax band A.

Planning

The property is understood to have class C3 use.

Price

Offers are invited for the freehold interest at a Guide Price of £115,000.

Tenure

We understand that the property available Freehold, subject to an Assured Shorthold Tenancy agreement with rent currently at £775 pcm (£9,300pa).

Legal Costs

Each party will be responsible for their own legal costs in the transaction.

VAT

The owner reserves the right to charge VAT at the prevailing rate if so elected.

Viewing

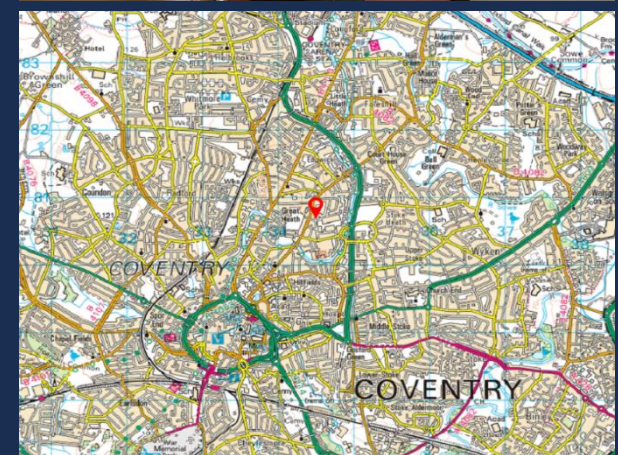
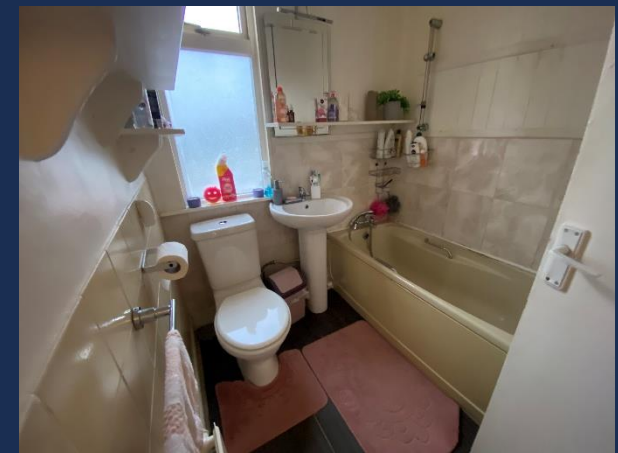
Strictly and only by prior arrangement through the sole agents:

George and Company (Surveyors) Ltd

62 Regent Street
Rugby CV21 2PS

Tel: 01788 554455

Email: agency@georgeandcompany.co.uk



These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

 **George**
& company
chartered surveyors