

**Minster Road Coventry CV1 3AF**  
**£264,500**

**Benburys**  
SALES AND LETTINGS

**\*\*HMO COMPLIANT\*\* NO CHAIN\*\*** Benburys are pleased to present this spacious four bedroom end terraced house with original features. The property comprises of entrance hallway, spacious lounge, kitchen with appliances, two bathrooms with shower cubicles and four double bedrooms. Secure gated access to the front and garden to the rear of the property. On road parking. Current rental income of £1550 per month EPC rating E. Council Tax Band C

**Entrance**

**18'11" x 6'9" (5.770 x 2.064)**

Wooden entrance door to the side aspect of the property. Victorian tiled flooring, doors leading to the lounge, kitchen and downstairs bedroom, double glazed window to the side aspect and double central heating radiator.

**Lounge**

**17'10" x 13'7" (5.436 x 4.144)**

Spacious lounge with carpeted flooring, feature fire place with wooden surround, double glazed bay window to the front aspect, double glazed window to the side aspect and double central heating radiator.

**Kitchen**

**10'3" x 3.142 x )**

Fitted with matching wall and base units including cupboards and drawers, inset stainless steel sink unit with mixer tap, ample roll top work surfaces with complimenting tiled splash backs, space for upright fridge freezer and plumbing for a washing machine and dishwasher, integrated electric oven, hob and extractor. Finished with vinyl flooring. Double glazed window to the rear aspect of the property and utility cupboard with a tumble dryer.

**Downstairs bathroom**

**7'8" x 5'6" (2.362 x 1.688)**

Fitted with a white suite which features a shower cubical with mixer shower, low level W.C and wash basin. This half tiled bathroom benefits from a heated towel radiator, vinyl flooring and a doubled glazed opaque window to side aspect.

**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

**Bedroom one**

**12'1" x 10'11" (3.689 x 3.338)**

Carpeted flooring, double central heating radiator, double glazed windows and door to the rear aspect.

**Landing**

**18'11" x 6'11" (5.787 x 2.109)**

Carpeted flooring, doors leading to the bedrooms and bathroom, cupboard housing the boiler, double central heating radiator and double glazed window to the side aspect.

**Bedroom two**

**12'0" x 10'11" (3.670 x 3.336)**

Carpeted flooring, double central heating radiator, double glazed window to the rear aspect and feature cast iron fireplace.

**Bedroom three**

**17'10" x 13'7" (5.448 x 4.160)**

Carpeted flooring, double glazed bay window to the front aspect, double central heating radiator and feature cast iron fireplace.

**Bedroom four**

**16'0" x 10'4" (4.879 x 3.159)**

Carpeted flooring, double central heating radiator, double glazed window to the rear aspect and feature cast iron fireplace.

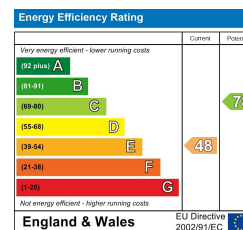
**Bathroom**

**6'6" x 5'8" (1.997 x 1.734)**

Fitted with a white suite which features a shower cubical with mixer shower, low level W.C and wash basin. This half tiled bathroom benefits from a heated towel radiator, vinyl flooring and a doubled glazed opaque window to the rear aspect.

**Rear garden**

Patio area, lawned area, fence and shrub boundaries and side gated access to the front of the property



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