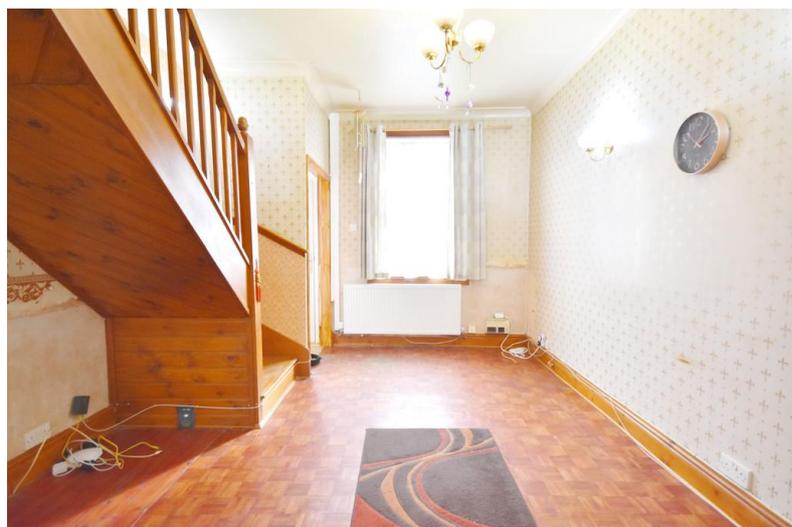


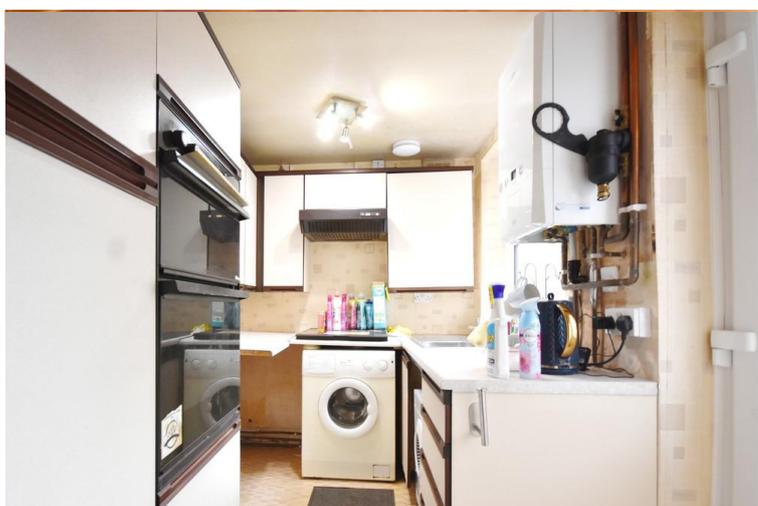


**Argyll Street  
Coventry  
CV2 4FJ**

- Two-bedroom mid-terraced home
- Close to Coventry City centre
- Great travel links
- EPC Rating 'C'

**Offers Over £145,000**  
EPC Rating '69'





## Property Description

### ABOUT THE PROPERTY

Looking for your first time purchase? Or an investment opportunity? Then look no further - Cloud9 Estates introduces to you; this brilliant VACANT two-bedroom mid-terraced home boasting first floor bathroom. In the Stoke area of Coventry, this home is perfect for first time buyers / families / investors. Investors could expect a rental income of £900pcm.

In brief this home comprises of, on the ground floor; a large open lounge and kitchen. Travel upstairs of this home and you will be greeted with TWO double bedrooms and a wet room.

To the rear of this much loved home you will find a great little outdoor space - perfect for relaxation in the summertime!

This home is within close proximity to Coventry City Centre and with great travel links close to Walsgrave Road. Don't miss out! Call Cloud9 Estates today on 02476 263

660.



#### 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

7.99m x 4.45m max

#### KITCHEN

2.89m x 2.13m max

#### BEDROOM ONE

3.48m x 2.80m max

#### BEDROOM TWO

3.46m x 3.05m max

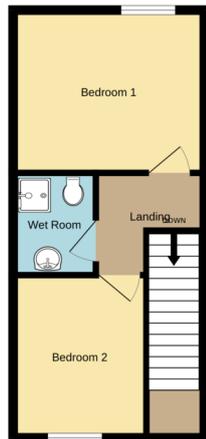
#### WET ROOM

1.93m x 1.49m max

Ground Floor



1st Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		

108 Walsgrave Road  
Coventry  
Warwickshire  
CV2 4ED

www.dou9estates.co.uk  
sales@dou9estates.co.uk  
02476 263 660

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