



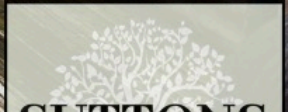
**2**

**Bedrooms**



**2**

**Bathrooms**







## 2-BEDROOM TERRACED HOME – MODERNISATION OPPORTUNITY IN A PRIME CENTRAL COVENTRY LOCATION

Set just minutes from Coventry city centre and Coventry University, this two-bedroom terraced home offers excellent potential for buyers looking for a modernisation opportunity. With two reception rooms alongside a galley kitchen with an extended ground floor lean-to with a shower room and a converted loft bedroom, the property is ideal for first-time buyers, investors, or those looking for a property in a highly convenient location.

### Key Features

- Two-bedroom terraced property including extended loft room with no onward chain
- Lean-to with rear ground-floor walk-in shower and toilet
- Two reception rooms offering flexible living and dining spaces
- Heating is provided via portable electric heaters and gas fire was installed in the rear room in Nov 2024
- Low-maintenance decked garden with garage to rear
- Prime central location — 5 minutes' walk to Coventry University & City Centre
- EPC: F | Council Tax: Band A

### Description

This charming terraced home provides an excellent opportunity for buyers seeking a project in a superbly connected central spot. The property's layout includes two separate reception rooms, offering versatility for use as a lounge and dining room. Heating is provided via portable electric heaters throughout. The rear reception room features stairs to the upper floor and leads into a galley kitchen, which continues into a rear lean-to extension housing a walk-in shower and WC, adding both convenience and functionality. A new gas fire was installed in the rear room in November 2024.

Upstairs, you will find a spacious double bedroom with built-in wooden wardrobes and a family bathroom fitted with a shower bath and fully tiled walls. The loft conversion adds an additional bedroom with a skylight, making it perfect for a second bedroom, guests or a home office.

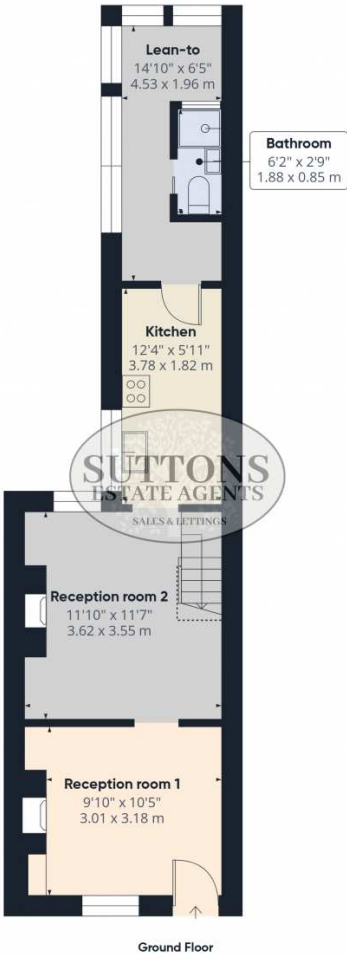
Outside, the rear garden is fully decked for easy maintenance and includes a garage for storage or workshop space — ideal for practical use.


## **Prime Central Location**

Perfectly positioned within the centre, the property is around five minutes' walk to Coventry University and the city centre's wide range of shops, cafés, restaurants, and amenities. Coventry Railway Station is approximately 10–12 minutes away and frequent bus routes make commuting simple.

## **Why Buy Here?**

This property represents an excellent investment or first-time buyer opportunity, combining a sought-after central CV1 postcode with scope for improvement and strong rental potential. With high rental demand in the area and close proximity to major amenities and transport links, this home offers both immediate practicality and long-term value.





**Approximate total area<sup>(1)</sup>**

412 ft<sup>2</sup>  
38.3 m<sup>2</sup>

**Reduced headroom**

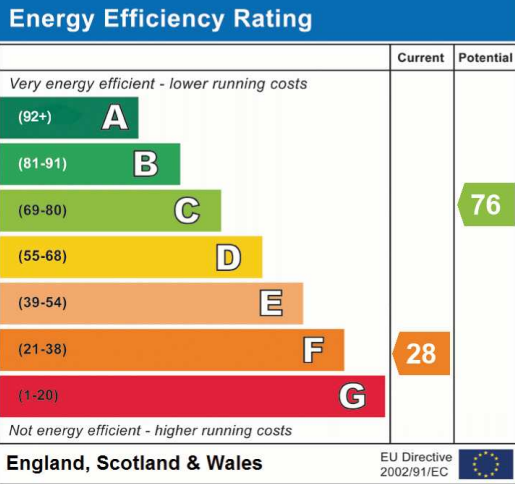
7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Address: 5 Vecqueray Street, CV1

