



**Bolingbroke Road
Coventry
CV3 1AQ**

- Four-bedroom mid-terraced HMO
- Spread over three floors
- Modern kitchen
- EPC rating 'D'

Offers Over £185,000
EPC Rating 'D'





Property Description

Introducing this brilliant VACANT four-bedroom mid-terraced home. In the CV3 area of Coventry, this home is perfect for first time buyers and families. Thinking of renting? Then you could expect a possible rental income of £1,200 per calendar month.

Spread over THREE floors, this home is a blank canvass ready for you to put your special touch on!

On the ground floor we have a lounge, lounge / diner and family kitchen with plenty of storage and space.

Travel upstairs to the first floor and you will be greeted with; not one, not two, but THREE bedrooms, and the family bathroom.

Transporting up to the second floor is a large bedroom with an en-suite, this would make a great escape for a bit of peace and quiet – away from the hustle and bustle of city life!



To the rear of this home you will discover a great sized outdoor space, with patio, pebbles and a whole lot of potential!

Reach for the sky with Cloud9 Estates – call us TODAY to book your viewing!

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

3.44m x 2.77m max

LOUNGE / DINER

3.93m x 3.76m max

KITCHEN

4.53m x 2.56m max

BEDROOM ONE

3.29m x 4.16m max

ENSUITE

1.32m x 3.29m max



BEDROOM TWO
 3.43m x 3.75m max
 BEDROOM THREE
 2.85m x 2.99m max
 BEDROOM FOUR
 2.67m x 2.56m max
 BATHROOM
 1.74m x 1.58m max



Measurements are approximate. Not to scale. Illustrative purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		

108 Walsgrave Road
 Coventry
 Warwickshire
 CV2 4ED

www.doud9estates.co.uk
 sales@doud9estates.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 are 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