



**Anglian Way
Coventry
CV3 1QR**

- Tenants in situ paying £1,350 PCM
- Three storey townhouse
- HMO licence until 2027
- Low maintenance garden

Offers Over £285,000

EPC Rating '83'





Property Description

Looking for a first time purchase? Then this three-storey town house is for you! Located in the Stoke area of Coventry this is perfect for families / first time buyers / investors. Investors can expect a rental income of £1,350 per calendar month.

Anglian Way is located east of Coventry City Centre in the New Stoke Village development, only a few minutes drive to the city centre via Humber Road.

The property itself is set over three floors. Ground floor featuring kitchen, lounge at the rear and under stairs W/C. Stairs leading to first floor housing two further bedrooms and the principal family bathroom. The second floor houses a further two double bedrooms, one featuring an en suite bathroom. Private rear garden.

What are you waiting for? Call Cloud9 Estates on 02476 263 660 for a viewing today!





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.

GROUND FLOOR
376 sq ft (34.9 sq m) approx.



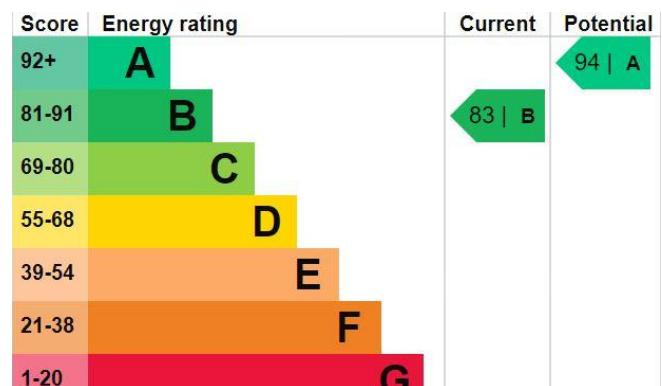
1ST FLOOR
376 sq ft (34.9 sq m) approx.



2ND FLOOR
376 sq ft (34.9 sq m) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and are not intended to be used for legal purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Prospective purchasers should make their own investigations. Made with Metrimap 2022



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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