



17 RUBENS CLOSE COVENTRY, CV5 8LU

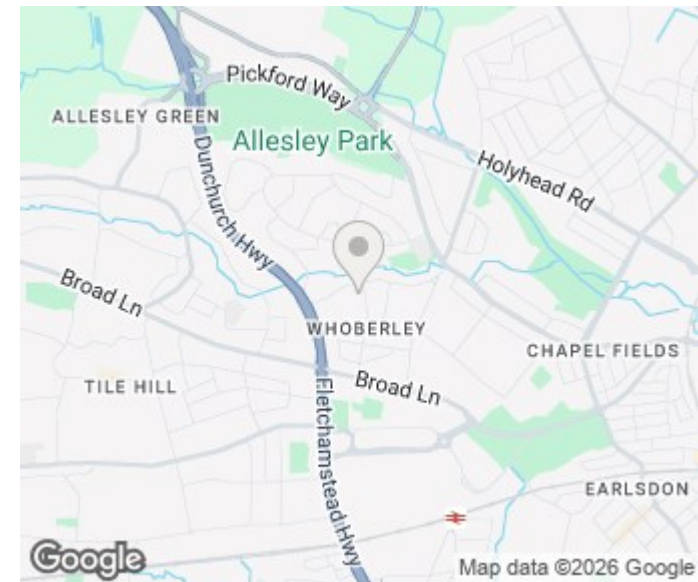
£140,000
FREEHOLD

Harry Ward is proud to present this three-bedroom mid-terraced property located in the popular residential area of Whoberley, Coventry, CV5, this property presents an excellent opportunity for buyers looking for a home with great potential to renovate and add value.

To the ground floor, the accommodation comprises a kitchen, spacious lounge and downstairs WC. To the rear, the property benefits from a well-maintained garden, providing a pleasant outdoor space and a solid foundation for further landscaping or entertaining. Upstairs, there are three well-proportioned bedrooms, along with a family bathroom.

This property offers plenty of scope for improvement and would make an appealing project for first-time buyers, families, investors or those looking for a renovation

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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