



 **2**
Bedrooms

 **1**
Bathroom





Private garden, own entrance, and walking distance to Coventry city centre – ideal first home or investment.
Two-bedroom ground floor maisonette with spacious lounge, fitted kitchen and excellent storage.
Offered with no onward chain and strong rental potential of up to £950 pcm.

Two Bedroom Ground Floor Maisonette | Private Garden | Walking Distance to City Centre | No Chain

Suttons Estate Agents are pleased to present this well-located two-bedroom ground floor maisonette, just a short walk from Coventry city centre, local shops and transport links.

The property features a private entrance, spacious lounge, fitted kitchen, two good-sized bedrooms, and a family bathroom. There is also excellent built-in storage.

Outside, the home benefits from a low-maintenance front garden and a private rear garden with patio, lawn, shed and rear access.

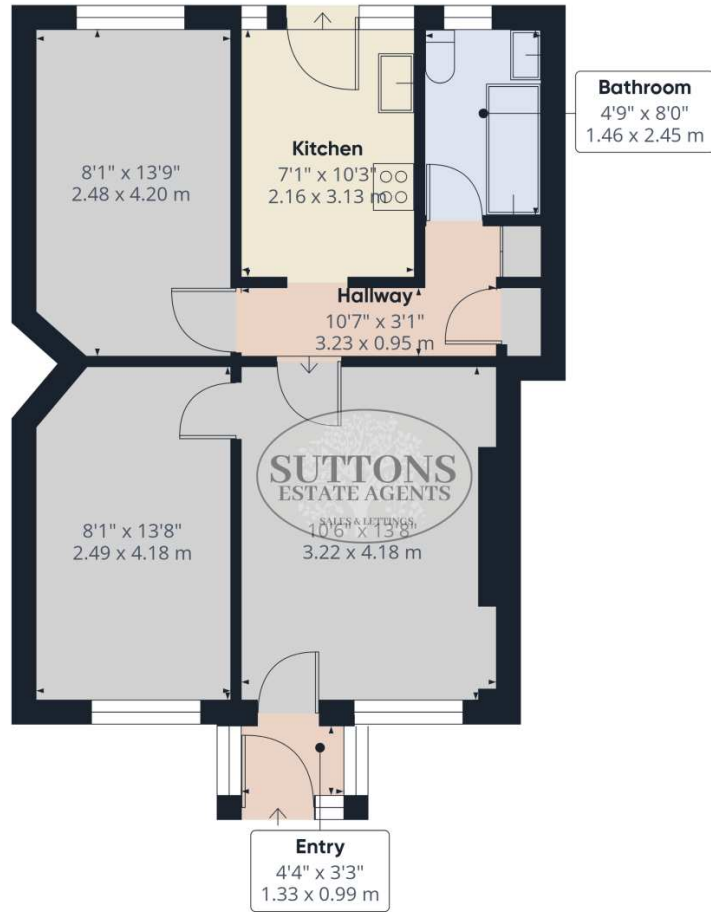
Offered with **no onward chain**, this property is ideal for first-time buyers, downsizers or investors, with strong rental potential.

Key Features:

- Ground floor maisonette
- Two bedrooms
- Private front & rear gardens
- Walking distance to city centre
- Gas central heating & double glazing
- Excellent storage
- No onward chain
- Strong rental potential (£875-£950 pcm)

Further Information:

- Leasehold – approx. 89 years remaining
- Ground rent: £10 pa
- Service charge: £858 pa
- Council Tax Band A
- EPC: C
- Boiler last serviced Sept 2025
- Approx. 52 sqm / 559 sq ft



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Approximate total area^m
537 ft²
49.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Hewitt Avenue, Radford, Coventry, CV6 1NL

