



HR ESTATE AGENTS

6 Bedrooms

House - Terraced

Offers Over

£325,000

Located in

Coventry





St. Georges Road

Coventry | CV1 2DJ



Receiving £39,972 approximately per year and fully let. Needs to be viewed to appreciate the size and condition.

Larger than average fully refurbished six bedroom, six En-suite double bayed property Within walking distance of many amenities, including Coventry University, Local shops, city centre, main bus routes and many more. NO CHAIN.

Ground floor: Off the main entrance hall you of two double bedrooms with En-suites.

kitchen/communal area, The open plan kitchen is fully equipped to suit your every day needs, includes sink/drainer, oven, two free standing fridge/freezers, dishwasher, washing machine, built in microwave leaving plenty of space to move around, breakfast/communal seating area. Larger than average rear garden slabbed around with low maintenance, outside toilet.

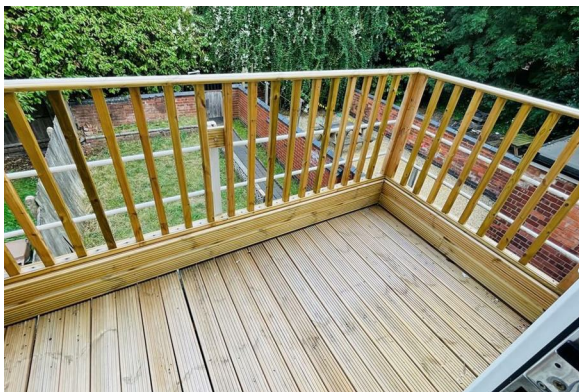
First floor: You will find on this floor Bedrooms 3,4 & 5 all with there own en-suites, double glazing, radiator. Bedroom three to the rear does have its own luxury balcony with French doors/decking. Landing area with stairs leading to the upper floor.

Second floor: Larger than average luxury Loft room with lots of light and a stunning En-suite with velux windows, Radiator.

Outside: The rear garden is part slabbed, grassed. outside toilet. On street parking.

St. Georges Road

£325,000 Freehold



- SIX BEDROOMS OVER THREE FLOORS, SIX ENSUITES
- CV1 LOCATION, GREAT FOR STUDENTS OR WORKING PROFESSIONALS
- CURRENTLY FULLY LET OUT, SOLD WITH NO CHAIN
- VIEWINGS BY APPOINTMENT ONLY, WITH UPTO 48 HOURS NOTICE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band C Local Authority

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Number Three Siskin Drive
Coventry
CV3 4FJ

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