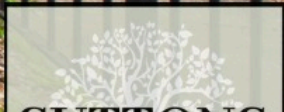
 **2**  
Bedrooms

 **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.

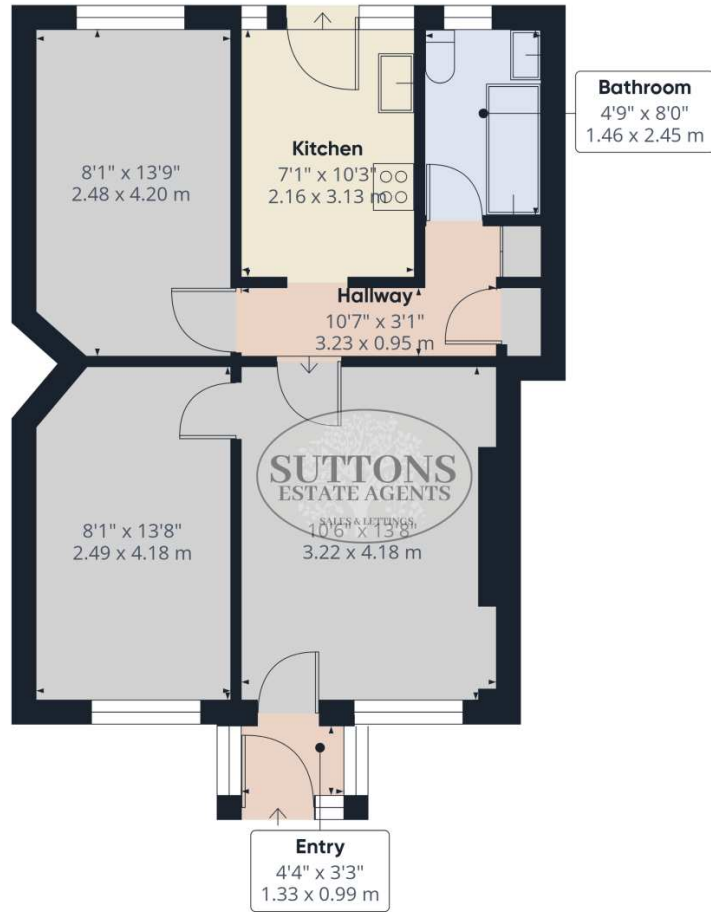
Offered with **no onward chain**, this property is ideal for first-time buyers, downsizers or investors, with strong rental potential.

### **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
- Approx. 52 sqm / 559 sq ft



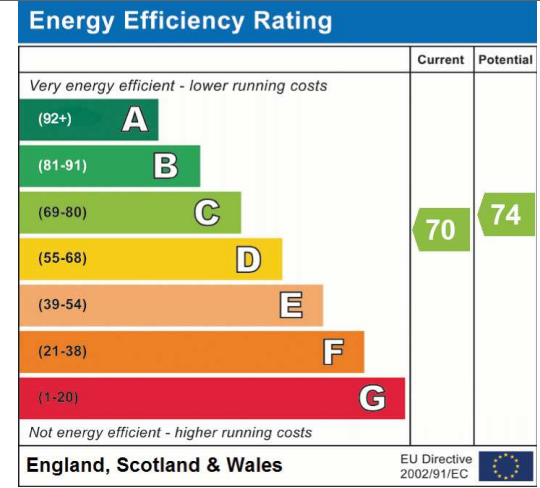
**SUTTONS**  
ESTATE AGENTS

Approximate total area<sup>m</sup>  
537 ft<sup>2</sup>  
49.9 m<sup>2</sup>

(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



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

