



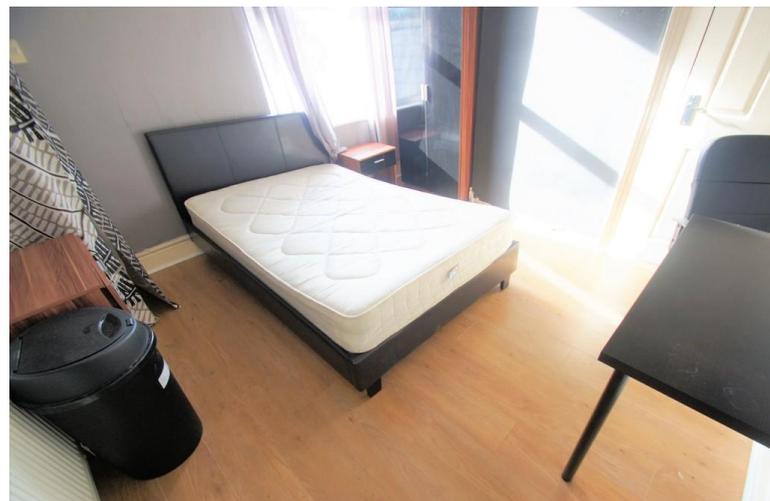
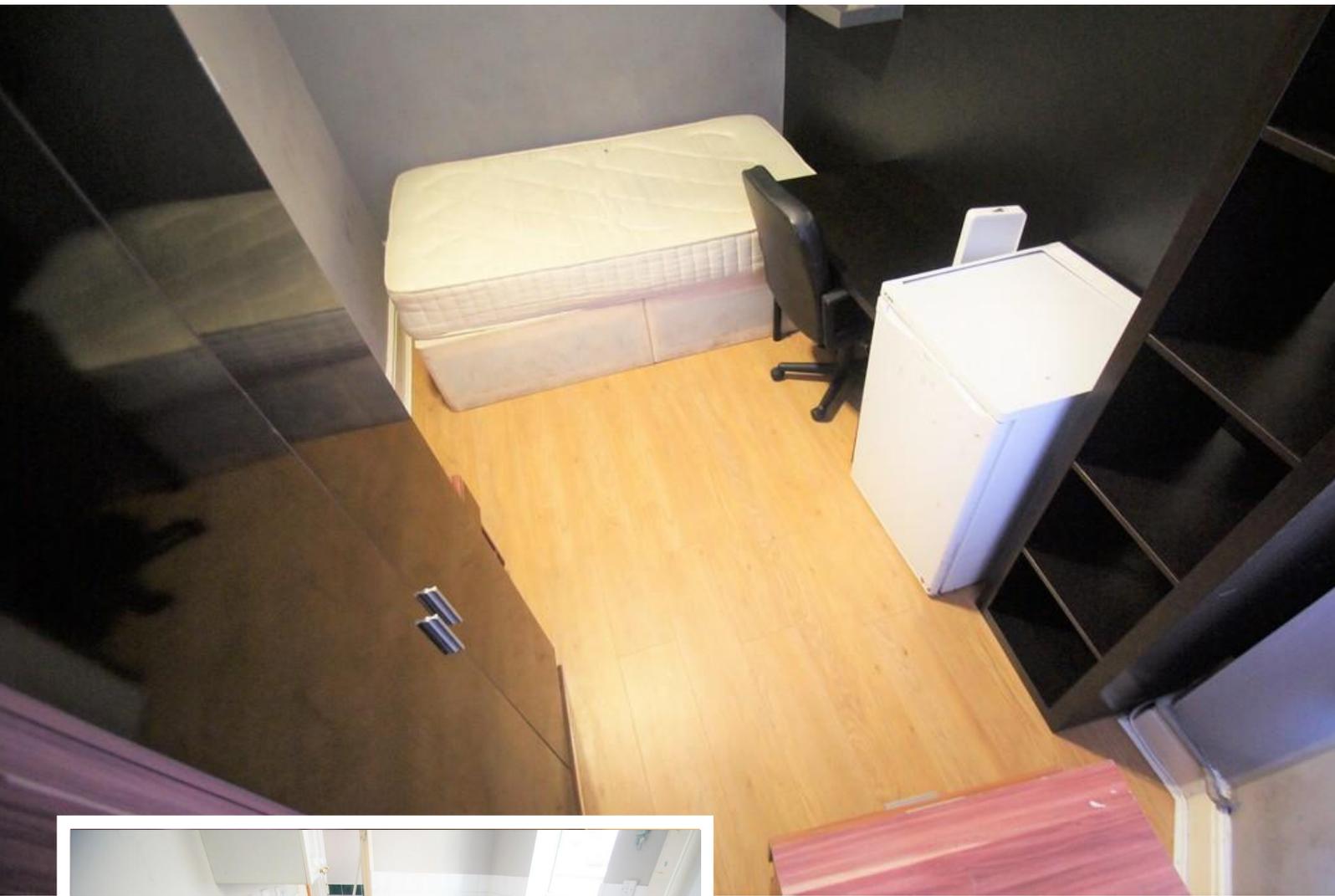
Cloud9 Estates

**Hollis Road
Coventry
CV3 1AJ**

- Two Bedroom House
- Private Rear Garden
- Close Proximity To Coventry City Centre
- Furniture Included

Offers Over £135,000
EPC Rating '58'





Property Description

Two Double Bedroom Mid Terraced Property Available As An Investment Opportunity With Tenants In Situ Currently Paying £900.00pcm. No Upward Chain. Viewing Recommended.

The Property Briefly Comprises two spacious reception rooms on the ground floor, one currently being used as a bedroom, a kitchen, a bathroom, and a private rear garden. On the first floor, there are two double bedrooms. The property has been successfully let for the past eight years. This is a fantastic key turn investment ready to go.

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

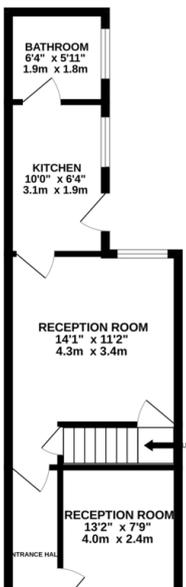
particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

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.

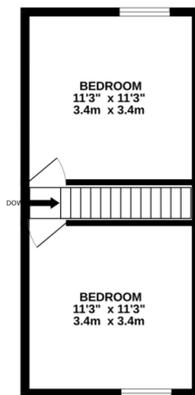
The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally 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
395 sq ft. (36.7 sq.m.) approx.



1ST FLOOR
283 sq ft. (26.3 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		

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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 and 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