



Cloud9 Estates

**Marlborough Road
Coventry
CV2 4EP**

- Potential HMO Investment
- Modern Fitted Kitchen
- Possibility To Extend To Add Bedrooms
- Ground Floor Bathroom

£220,000

EPC Rating 'D'



Marlborough Road, Stoke, Coventry, West Midlands, CV2 4EP



Property Description

ABOUT THE PROPERTY

****ATTENTION INVESTORS**** Five bedroom home in the CV2 area of Coventry. Currently rented and managed by Cloud9 Estates. This home has potetial to be HMO licenced.

The property offers generous accommodation throughout, with five well-proportioned bedrooms, spacious living areas, a fitted kitchen and family bathroom facilities. Externally, the home benefits from a private garden and practical outdoor space.

This property represents good value for its size and could appeal to larger families, investors, or buyers looking for substantial accommodation at a more accessible price point.

Want to book a viewing? Then call Cloud9 Estates TODAY to book your viewing!



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		