



**Gilbert Close  
Coventry  
CV1 5JQ**

- Driveway parking for one larger vehicle or two smaller cars
- No chain
- Great travel links
- UPVC double glazing

**Asking Price Of £200,000**  
EPC Rating '70'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates is proud to introduce to YOU this spacious three-bedroom mid-terrace home.

In the CV1 area of Coventry this home is PERFECT for first time buyers / families / investors. Thinking of renting it out? Then you could expect a possible rental income of £1,100 per calendar month.

In brief this home comprises of, on the ground floor: a large lounge / dining area, family kitchen and convenient WC.

Traveling upstairs you will be greeted with the family bathroom, a separate WC, THREE generously sized bedrooms, concluding of TWO double bedrooms and a single bedroom - the master bedroom with it's own ensuite shower and sink.

To the rear of this home is a south-facing, low-maintenance garden.



With great travel links and PLENTY of storage - this much-loved home is just waiting for its new owner – is that you?

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.



#### LOUNGE

4.87m x 3.87m max

#### KITCHEN

2.33m x 2.47m max

#### BEDROOM ONE

3.87m x 2.48m max

#### BEDROOM TWO

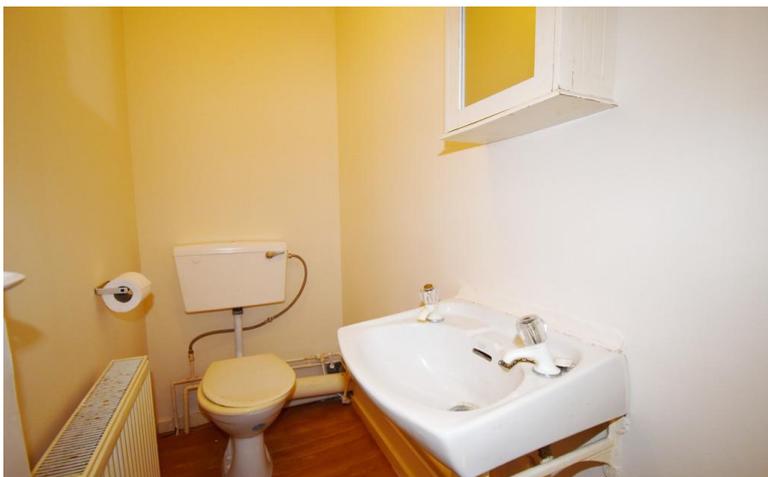
2.71m x 2.57m max

#### BEDROOM THREE

2.57m x 4.15m max

#### BATHROOM

1.66m x 1.88m max





ENSUITE  
1.73m x 0.85m max



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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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