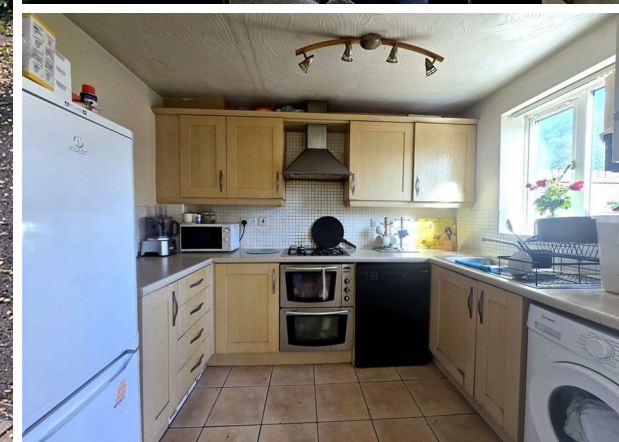




Peckstone Close, Parkside
Offers Over £259,950



A well-proportioned three-bedroom end terrace townhouse, ideally positioned within a popular residential area offering excellent access to Coventry city centre, the train station and major road networks.

Arranged over three floors, the property offers versatile accommodation including a spacious lounge, separate dining room and fitted kitchen to the ground floor. The upper floors provide three well-sized bedrooms, a family bathroom and an additional en-suite, making it ideal for families or professional tenants.

Externally, the property benefits from a private rear garden and two allocated parking spaces to the rear, adding further convenience and appeal.

Currently achieving £1,300 per calendar month, the property represents an excellent investment opportunity and can be sold with tenants in situ for immediate income. Alternatively, it is available with vacant possession, subject to the relevant notice being served.

Well located for Coventry University, the city centre and Coventry railway station, the property is perfectly suited for commuters and those seeking strong local amenities.

Early viewing is highly recommended to appreciate the space, location and investment potential on offer.

Annual service/management charge approximately £150 (subject to variation)

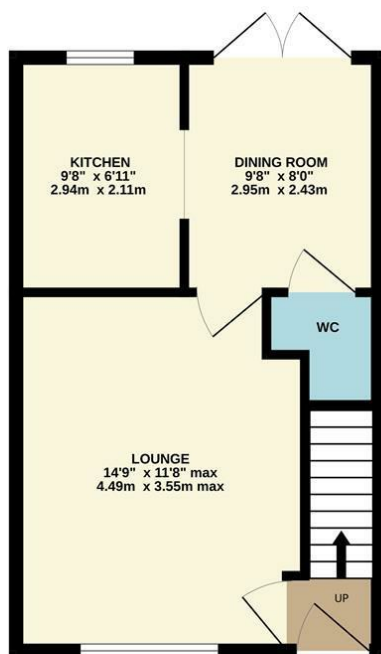
Additional annual charge of approximately £40

- EPC Rating C
- Three-bedroom end terrace townhouse
- Arranged over three spacious floors
- Lounge, separate dining room & fitted kitchen
- Family bathroom plus en-suite to top floor bedroom
- Two allocated parking spaces to the rear
- Currently let at £1,300 PCM (investment opportunity)
- Available with tenants in situ or vacant possession
- Excellent access to Coventry city centre & train station
- Council Tax Band C

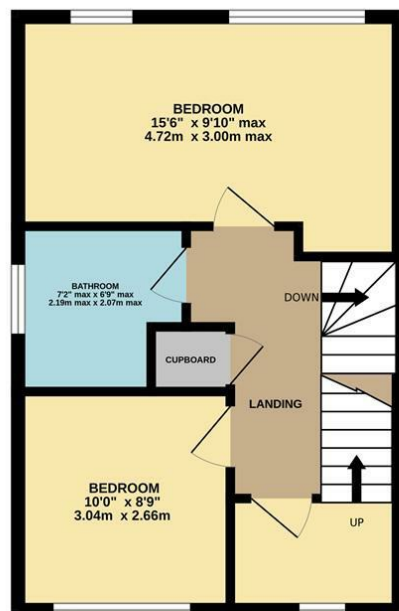




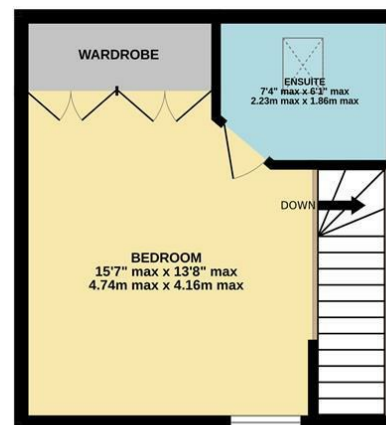
GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



END TERRACE TOWN HOUSE

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

PLEASE NOTE: General Information

We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.

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