



**Templar Avenue
Coventry , CV4 9BP
Asking Price £260,000**



DESCRIPTION

No Upward Chain Attractive mid-terrace house with three bedrooms and two reception rooms. Located in the residential area of Tile Hill in Coventry within 1-mile of a Sainsbury's supermarket and other local shops. Also, there are a number of OFSTED rated 'good' schools in the area.

Most recently, the property has been let to Warwick University students as a licensed four bedroom HMO, with one of the reception rooms being used as a fourth bedroom. Warwick University is approximately 1.5 miles away.

Accommodation comprises in brief;

ENTRANCE HALLWAY

Enter through a UPVC door into entrance hallway, with stairs leading to first floor and a door leading to;

FRONT RECEPTION ROOM / FOURTH BEDROOM

12'0" x 12'4" (3.67 x 3.78)

Overlooking the front of the property with UPVC window. Is currently used as a fourth bedroom but could also be used as a reception room.

KITCHEN

8'7" x 10'0" (2.64 x 3.07)

With UPVC double glazed window overlooking the back garden.

Fitted with kitchen base units, stainless steel sink, and extractor hood. Current gas oven and hob, fridge freezer, and washing machine can be included as part of the sale.

DINING ROOM

9'8" x 13'7" (2.95 x 4.15)

With UPVC doors opening up onto the back garden area. This space is open to the kitchen but defined as separate spaces with a breakfast bar.

GROUND FLOOR SHOWER ROOM

Ground floor shower room with WC, sink, vanity unit and shower cubicle with thermostatic mains mixer shower.

LANDING

Upstairs landing with door leading to;

UPSTAIRS SHOWER ROOM

5'11" x 7'6" (1.81 x 2.3)

First floor shower room with WC, pedestal sink and large shower cubicle with thermostatic mains mixer shower.

BEDROOM

10'4" x 10'5" (3.15 x 3.18)

With UPVC window overlooking the rear of the property. Benefitting from built-in wardrobes.

BEDROOM

14'0" x 9'1" (4.29 x 2.79)

With UPVC window overlooking the front of the property. Benefitting from built-in wardrobes.

BEDROOM

8'10" x 10'5" (2.70 x 3.20)

With UPVC window overlooking the rear of the property. Benefitting from built-in wardrobes.

CURRENT PROPERTY STATUS

The property is currently offered with vacant possession.

Most recently, the property has been let as a licensed House of Multiple Occupation (HMO) to Warwick University students. The current owner has a 5-year license, which expires in February 2031.

FRONT GARDEN

The front garden of the property is currently block paved and allows parking for multiple cars.

BACK GARDEN

The back garden is partially paved with a lawned grass area and mature shrubs. There is also a brick-built outside storage area.

DISCLAIMER

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details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

