



**King Richard Street, Coventry
CV2 4FU**

Open To Offers £320,000

Freehold - Coventry Band: B - EPC:

**** NO CHAIN ** INVESTMENT OPPORTUNITY ** OPEN TO OFFERS ****

A spacious three-bedroom terraced property offering approximately 1,181 sq ft (109.8 sq m) of accommodation, ideally positioned within walking distance of Coventry University and Coventry city centre.

The property offers a particularly versatile layout, with two separate reception rooms on the ground floor, a fitted kitchen and useful storage. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden.

Situated in a location popular with investors, the property offers a practical opportunity for buyers seeking a home or investment property close to the university and city centre amenities.



Entrance Hall

21'3" x 4'10" (6.48m x 1.48m)

Reception

12'6" x 11'11" (3.82m x 3.64m)

Reception

12'0" x 10'4" (3.65m x 3.14m)

Kitchen/Dining Room

20'2" x 9'9" (6.15m x 2.97m)

Bedroom 1

13'8" x 15'5" (4.16m x 4.71m)

Bedroom 2

15'3" x 10'1" (4.64m x 3.07m)

Bedroom 3

11'2" x 10'2" (3.41m x 3.11m)

Bathroom

5'10" x 6'6" (1.78m x 1.99m)

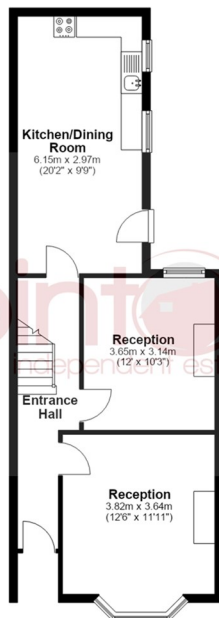
Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Viewings

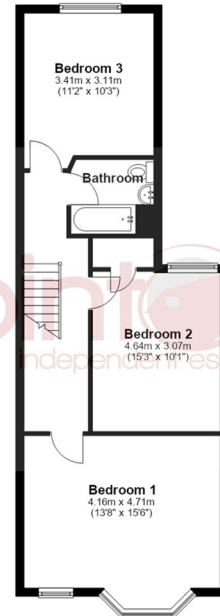
Strictly via Agent

Ground Floor
Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 109.8 sq. metres (1182.3 sq. feet)
All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

First Floor
Approx. 55.3 sq. metres (595.6 sq. feet)

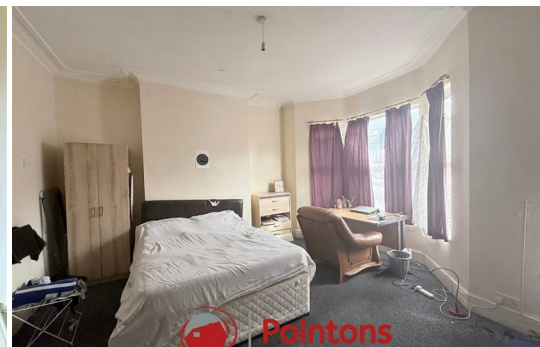


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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