



**2 Bedroom House - Terraced**  
**located on Carmelite Road,**  
**Coventry**  
**£169,950**





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**£169,950**

- FULLY RENOVATED TWO-BED TERRACED HOME
- PRIME LOCATION JUST OFF GULSON ROAD
- TWO LARGE RECEPTION ROOMS
- MODERN FITTED KITCHEN
- MODERN SHOWER ROOM
- TWO LARGE DOUBLE BEDROOMS WITH HIGH CEILINGS
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

FULLY RENOVATED TWO-BED TERRACED | PRIME COVENTRY LOCATION | IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

Situated on Carmelite Road, just off Gulson Road in the heart of Coventry, this beautifully renovated two-bedroom terraced home is an outstanding opportunity for both first-time buyers and investors. Perfectly placed, the property is within walking distance of Coventry University, the city centre, and the creative hub of Fargo Village—offering a fantastic mix of shops, bars, and restaurants. University Hospital Coventry & Warwickshire is also within easy reach, while excellent transport connections via the A444, A46, M6, and M69 ensure superb accessibility.

The property has been thoughtfully modernised throughout, combining contemporary finishes with traditional character. On the ground floor, you'll find two generous reception rooms, a sleek fitted kitchen, a practical store room, and a stylish modern shower room. Upstairs, two spacious double bedrooms with high ceilings provide light-filled, comfortable spaces.

To the rear, a private, low-maintenance garden with a useful outside store makes this home as practical as it is attractive—ideal for easy city living.





## IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.





All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Carmelite Road, Coventry





Total Area: 64.6 m<sup>2</sup> ... 695 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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