



HR ESTATE AGENTS

5 Bedrooms

House - End Terrace

£290,000

Located in

Coventry





Gulson Road

Coventry | CV1 2JH



**** Rental details: £2447 per month 10% return ****

An excellent investment opportunity to acquire this fully licensed HMO property, ideally positioned on Gulson Road in the heart of CV1, directly opposite Coventry University.

This substantial property offers five well-proportioned double bedrooms, each benefitting from its own private bathroom, providing strong appeal for student or professional tenants alike. The accommodation is arranged to maximise rental yield while maintaining a practical and comfortable living environment.

At the heart of the property is a spacious communal kitchen and dining area, designed to cater to modern shared living. To the rear, a generous garden provides valuable outdoor space for tenants and presents further potential to extend, subject to the necessary planning permissions.

Situated in a prime location within immediate walking distance of Coventry University and the city centre, the property benefits from consistently high tenant demand, making it an ideal addition to any investor's portfolio.

Gulson Road

£290,000 Freehold




- Fully licensed HMO with licence in place
- Prime CV1 location on Gulson Road
- Spacious communal kitchen/dining area
- Strong rental demand and investment potential
- Five double bedrooms, all with en-suite bathrooms
- Directly opposite Coventry University
- Large rear garden, Scope to extend further (STPP)

Council Tax Band A

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Number Three Siskin Drive

Coventry

CV3 4FJ


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