



HR ESTATE AGENTS

4 Bedrooms

House - Mid Terrace

Offers Over

£200,000

Located in

Coventry





Widdrington Road

Coventry | CV1 4EJ



No Upward Chain | Four Bedrooms | Investment Opportunity | Open House 13th June, 11:00am–12:00pm (By Appointment Only)

Offered for sale with no upward chain, this substantial double-bayed four-bedroom property on the popular Widdrington Road presents an excellent investment opportunity.

Of particular note, the neighbouring property is also available for sale through HR Estate Agents, creating a rare opportunity for purchasers looking to acquire two adjacent properties. Both houses are currently let and achieve approximately £1,800 PCM inclusive of bills per property, making them attractive additions to an investment portfolio.

The accommodation briefly comprises an entrance hall, communal living space, fitted kitchen, four well-proportioned bedrooms and a shower room. Externally, the property benefits from a well-maintained patio garden, providing a low-maintenance outdoor area.

Widdrington Road is conveniently located within easy reach of Coventry City Centre, offering a wide range of shopping, leisure and dining facilities. The property is also well served by local convenience stores, supermarkets, schools and regular bus routes, whilst enjoying excellent access to the A45, A444 and wider road network.

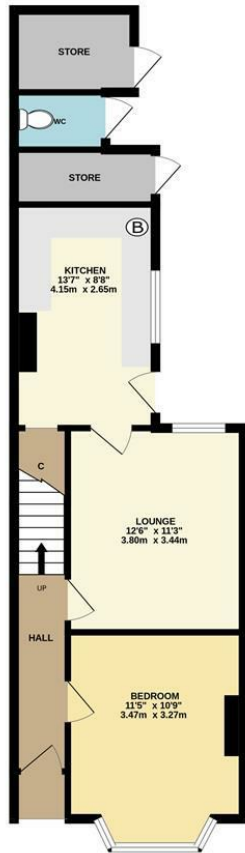
Widdrington Road

£200,000 Freehold

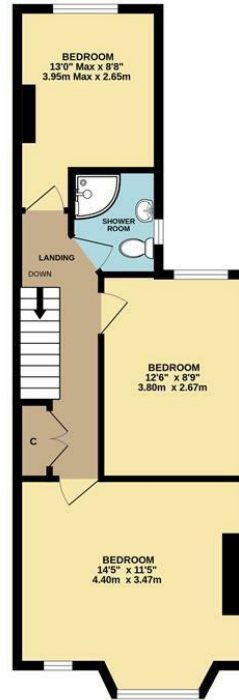


- Guide Price £200,000
- Double Bay Fronted Property
- Neighbouring Investment Property Also Available
- No Upward Chain
- Currently Achieving Approx. £1,800 PCM Inclusive of Bills
- Open House – 13th June, 11:00am–12:00pm (By Appointment Only)

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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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Council Tax Band 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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