



Cloud9 Estates

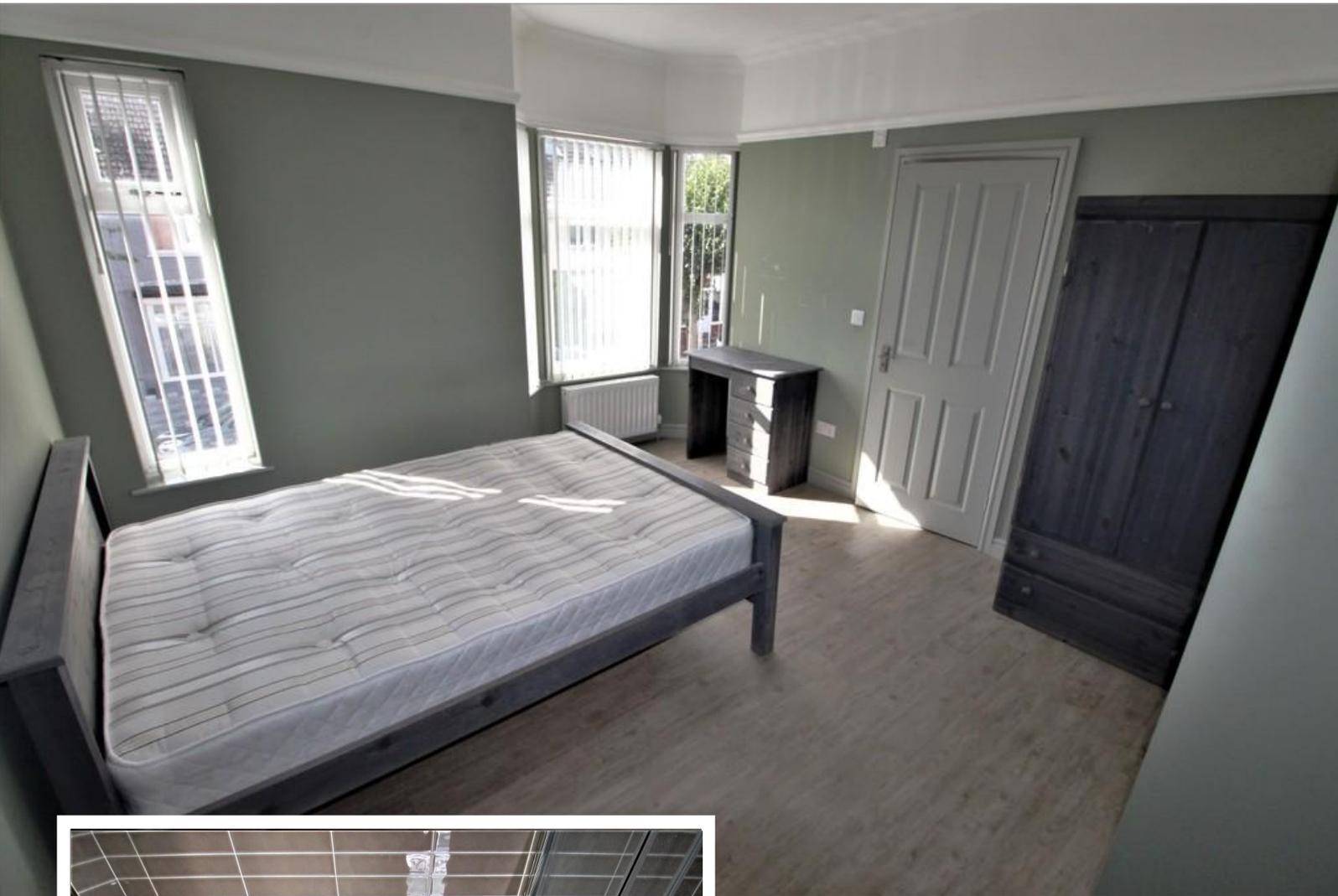
**Holmfield Road
Coventry
CV2 4DD**

- Five-bedroom HMO
- Tenants in situ
- Close proximity to Coventry city centre
- EPC rating 'D'

£295,000

EPC Rating '68'





Property Description

ABOUT THE PROPERTY

****ATTENTION INVESTORS**** Looking to extend your portfolio? Then come and check out this five-bedroom HMO in the CV2 area of Coventry. Investors could expect a possible rental income of £2,350 per calendar month.

On the ground floor of this end-terraced home is the kitchen / diner and TWO double bedrooms, traveling upstairs you will be greeted with a further THREE double bedrooms. Each DOUBLE bedroom has it's own en-suite!

With great travel links and within close proximity to Coventry city Centre – this is the perfect investment opportunity.

Important Note To Purchasers

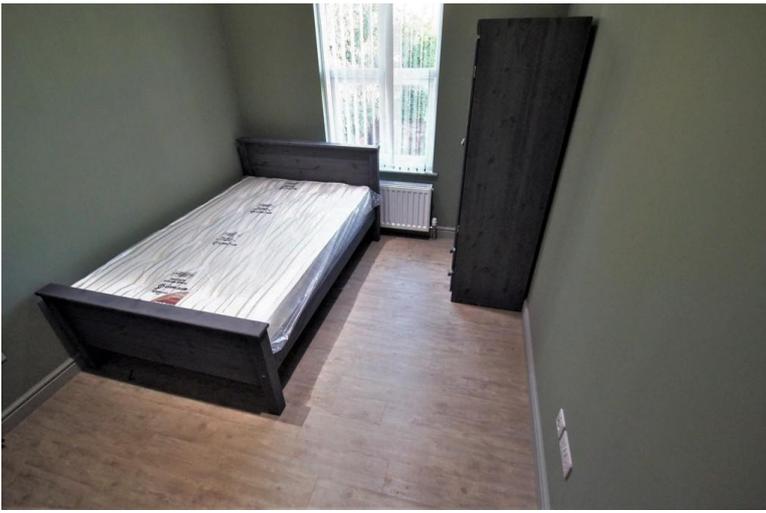
As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your



cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

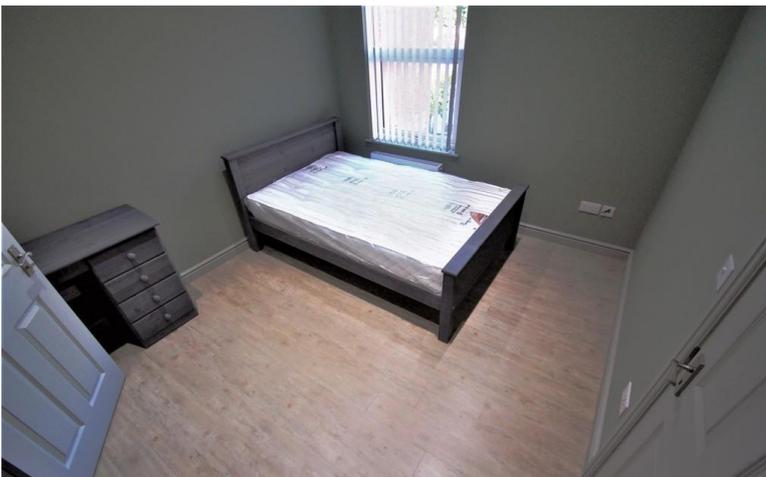
While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.



The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.dou9estates.co.uk
sales@dou9estates.co.uk
02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements