



**Kingston Road
Coventry , CV5 6LP
Asking Price £187,500**



AGENT'S DESCRIPTION

Homemaker Properties are delighted to offer for sale this traditional two bedroom mid-terrace house with upward chain. Located in the popular suburb of Earlsdon and offering easy access to Coventry City Centre. The property is well placed for access to a variety of day to day amenities including local shops, schools and public transport routes. In the Agents' opinion this would make an ideal buy-to-let or first time buy.

Accommodation comprises in brief -

FRONT RECEPTION ROOM

11'1" x 11'1" (3.4 x 3.4)

with UPVC Double Glazed Window and Front Door. Recently redecorated and new carpet fitted.

REAR RECEPTION ROOM

11'9" x 11'1" (3.6 x 3.4)

With UPVC window overlooking rear garden and under stair Cupboard with electric meter & fuse box. Recently redecorated with new carpet.

KITCHEN

8'10" x 6'2" (2.7 x 1.9)

With UPVC Window and Double Glazed door opening onto the rear Garden. Fitted with wall & base units with worktop above, stainless steel sink unit with mixer tap. Combi Boiler & Connections for Gas / Electric Appliances. Includes area for tall fridge freezer.

BATHROOM

6'2" x 4'11" (1.9 x 1.5)

With UPVC Double Glazed Window, Toilet, Sink and Bath with Shower Fitting

FRONT BEDROOM

11'1" x 11'1" (3.4 x 3.4)

With UPVC Double Glazed Window. Built-in storage cupboard. Recently redecorated and new carpet fitted.

REAR BEDROOM

11'1" x 11'9" (3.4 x 3.6)

With UPVC Double Glazed Window.

OUTSIDE

There is on-street parking at the front of the property. Currently there is no permit scheme in operation.

At the rear of the property is a lawned garden area with shed.

INVESTMENT OPPORTUNITY

The property is being offered with vacant possession but has been previously rented. Previously achieved

The property has previously been rented for £1,010PCM not inclusive of bills.

UTILITIES & SERVICES

The property has gas central heating throughout the property.

Council Tax is payable to Coventry City Council and is Band A. Energy efficiency rating D.

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

MONEY LAUNDERING

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is

done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

