



**Winchester Street
Coventry
CV1 5NU**

- Two-bedroom mid-terraced home
- Rear street parking
- Ground floor bathroom
- Council tax band 'A'

Offers Over £155,000
EPC Rating 'D'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates is proud to present to YOU, this much-loved two-bedroom mid-terraced home. In the CV1 area of Coventry, this would make the ideal first-time purchase.

In brief, this home comprises of, on the ground floor; TWO reception rooms, which can be used as a lounge and separate lounge / dining room, the kitchen and family bathroom.

Going upstairs are TWO light and bright double bedrooms – one for you and one for your family or guests.

Outside, to the rear you will find a good-sized outdoor living area – which has so much potential if you're a keen gardener!

With street parking at the rear and a short distance to Coventry city centre – you better be quick!

This home is move in ready – it's just what you're looking



for isn't it? Call Cloud9 Estates TODAY to book your viewing!

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.



LOUNGE

3.30m x 3.31m max

LOUNGE / DINER

3.30m x 3.94m max

KITCHEN

3.41m x 1.69m max

BATHROOM

1.56m x 1.69m max

BEDROOM ONE

3.29m x 3.28m max

BEDROOM TWO

3.31m x 3.92m max



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metaphor 12/28

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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