 **3**
Bedrooms

 **1**
Bathroom



****NO CHAIN**PROPERTY TO REFURBISH** GREAT INVESTMENT OR FIRST TIME BUY**** Suttons Estates offers for sale a three-bedroom end of terraced family home located in the popular residential area of Stoke, Coventry. This property benefits from its prime location, offering convenience and accessibility to a range of amenities and transport links, making it an ideal choice for families, professionals, and investors alike.

Briefly comprising of a porch, entrance hallway with understairs storage cupboard, a front reception room with bay window, a rear reception room with sliding patio doors onto the garden, a kitchen with sink and space for appliances, a pantry and additional storage cupboard. Rising to the first floor you will find a fully tiled family bathroom with an electric shower over the bath, two double bedrooms and a single box room.

Outside to the front is low maintenance garden and to the rear is a north facing garden mainly laid to lawn.

The property currently features electric storage heating and would benefit from the installation of a new heating system, along with comprehensive refurbishment throughout. While the property has not been extended, it offers significant potential, subject to obtaining the necessary planning permissions. This presents an excellent opportunity to personalize and tailor the property to your preferences.

Good to know:

No chain, probate granted.

Council tax band - B - £1,786

EPC Rating - E

Internal area - 69 Square meters / 742 square foot

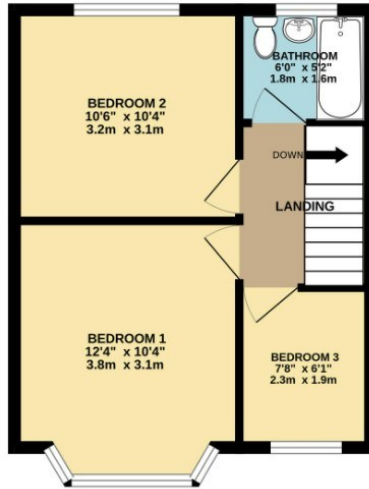
Tenure - Freehold.

If the property was fully modernised throughout and with a driveway we estimate the value to be around £225,000 and rent for approximately £1,200 pcm

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.




1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 39 Glencoe Road, CV3

