 **2**
Bedrooms

 **1**
Bathroom



****NEW Windows**NEW Boiler**Post modernisation we estimate it will be worth £190K and rent for £1,100pcm**** Suttons are pleased to present for sale this two-bedroom mid-terraced family home located in Coventry Canal Basin, CV1. Ideally positioned near Coventry City Centre, the university, train station, shops, and schools, this property is an appealing option for first-time buyers or astute investors.

The property briefly comprises an entrance hallway, a lounge, and a kitchen/diner with space for appliances and a storage cupboard. On the first floor, there are two double bedrooms, with the front bedroom featuring a built-in storage cupboard, and a part-tiled family bathroom with a shower over the bath. Outside, the front garden is paved and offers lovely views of the canal, while the rear garden is low-maintenance and also paved. The property includes one parking space and access to a shared visitor parking space. Additional features include brand new double-glazed windows, a new combi boiler, and no onward chain.

Contact the office to arrange a viewing.

Good to know:

Tenure: Freehold

EPC - C

Internal area - 59 Square Meters / 635 square foot.

If the property was modernised we estimate the value to be around £190K and if rented out post modernisation £1,100 pcm*

Council Tax Band B - £1,786 pa.

No onwards chain.

New windows and new combi boiler (located in the kitchen).

The property has been competitively priced.

Measurements in foot

Hallway - 4.43 x 3.29 (consumer unit location)

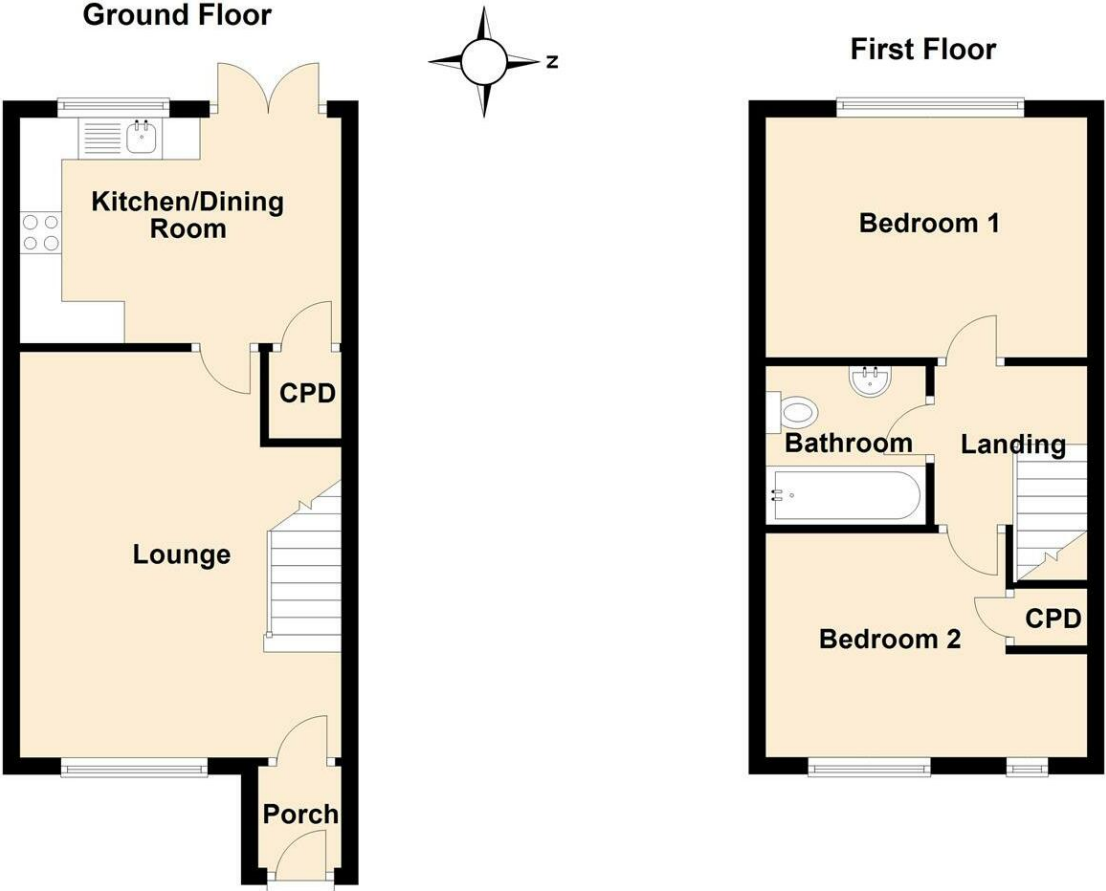
Lounge - 16.06 x 12.65


Kitchen/diner - 12.59 x 8.74

Bedroom to rear - 12.69 x 9.42

Bedroom to front - 8.81 x 12.64 (max)

Bathroom - 6.10 x 6.21



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Drapers Fields, Canal Basin, Coventry, CV1 4RB



Please note: Any measurements displayed are to be used as a guide only.
Plan created by Coventry Property Surveys Ltd Tel: 024 7629 1555
Plan produced using PlanUp.