



 2
Bedrooms

 2
Bathrooms



****POTENTIAL YIELD OF OVER 10 %**INVESTMENT PROPERTY FOR INVESTORS**** Suttons are proud to offer an end of terraced property that's been split into two self-contained one-bedroom units for sale in the popular area of Longford. The area is close proximity to M6, A444, CBS/Ricoh arena, Baton Road industrial estate, long with shops and schools.

The ground floor apartment comprises of its own entrance door accessed via the side, fully tiled newly fitted bathroom with a shower over the bath, hallway with storage cupboard and combi boiler, fitted kitchen with oven and electric hob, one double bedroom, lounge/diner and a private rear garden. Currently rented for £525pcm until March 2024 but could achieve £750-£795 pcm in today's rental market.

The first floor apartment comprises of its own entrance door access via the front of the property, stairs rising to the lounge/diner with storage cupboard, one double bedroom with built in storage cupboard, fully tiled shower room, fitted kitchen with oven, electric hob, breakfast bar, combi boiler. Currently rented for £750pcm from 01/12/23.

This property is an ideal cash cow with the potential to achieve £1,545pcm (subject to rental increases)

Notes:

The house has been divided into two separate one-bedroom, self-contained apartments which is understood that both are on the same title, with both flats having their own council tax band.

Freehold

It's understood the conversation of the property was done prior to the current owner who purchased in 2015.

EPC - D

Council Tax Band - A

Side note: At the bottom of the garden behind the fence there is an embankment for the train line. National rail has raised the possibility of their being Japanese knotweed - to which is currently being treated by a specialist.

Measurements

Ground Floor

Bathroom - 6.94ft/4.45ft

Kitchen - 7.07ft/10.92ft

Bedroom - 8.52ft/11.75ft

Lounge - 11.71ft / 14.80ft

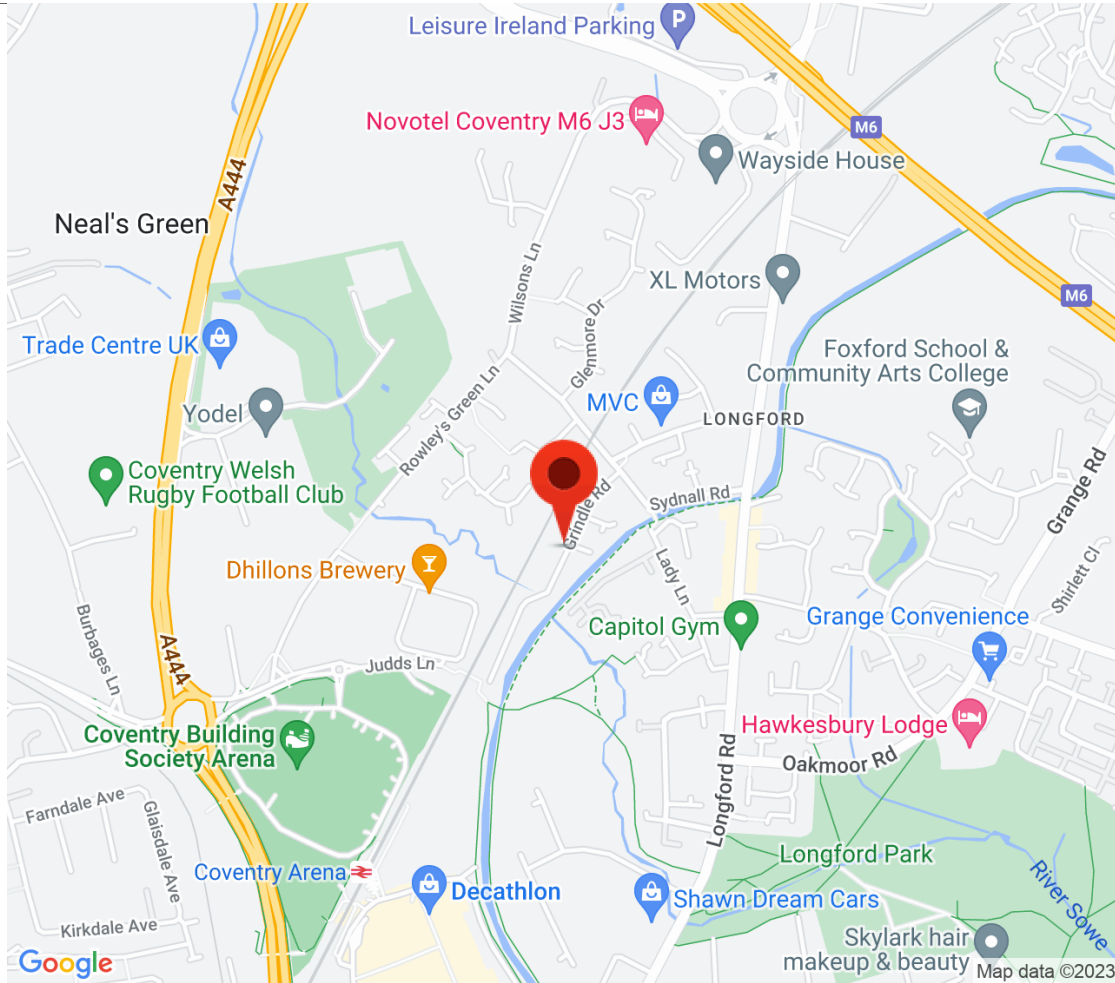
First Floor


Bathroom - 9.97ft/3.97ft

Lounge - 14.75ft/13.45ft

Bedroom - 10.41ft / 11.68ft

Kitchen - 7.07ft/10.92ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Grindle Road, Longford, Coventry, CV6

