



4
Bedrooms

2
Bathrooms



****IDEAL FAMILY HOME**ATTENTION INVESTORS**GROSS 7.5% YIELD**RENTED FOR £1250PCM UNTIL SEPT 2024**Discover an exciting investment opportunity with Suttons Estate Agents! Presenting a strategically located 4-bedroom mid-terrace property offering a lucrative 7.14% gross yield and generating £1250PCM. Conveniently situated within walking distance to Coventry City Centre and Jubilee Crescent, this property promises not only immediate income but also a prime location.**

Boasting a versatile layout, the ground floor features a communal shared lounge, a fitted kitchen with modern amenities, and a ground floor bedroom for added convenience. The low-maintenance rear garden with a storage outhouse provides outdoor space without the hassle.

On the first floor, three additional bedrooms offer ample living space, complemented by a part-tiled shower room featuring an electric shower. Practical features such as double glazing, gas central heating, and a boiler in the ground floor W/C enhance the property's appeal.

Currently rented until September 2024, the tenant has expressed interest in staying, offering a hassle-free investment. With the tenant's responsibility for bills and maintenance, this property ensures a streamlined investment experience. The gross yield of 7.5% adds financial appeal.

Additional benefits include no onward chain, Council Tax Band A at £1457, an EPC rating of C, and a total floor area of 67 square meters (721 square feet). Act now to seize this excellent investment opportunity! Should the purchasers wish to use the property as a potential hmo they will be required to go for planning with the council.

Measurements.

Bedroom 1 (ground floor front) - 7.66 x 11.08

Lounge - 12.16 x 10.72

W/C - 3.45 x 2.57

Kitchen 11.27 x 6.24

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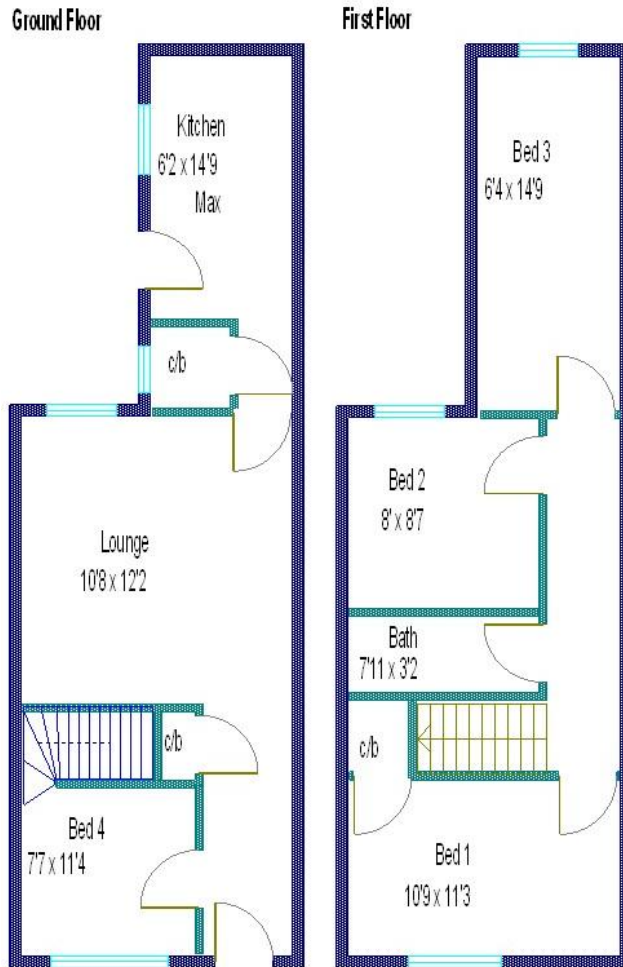
1st floor


Bedroom 2 (front) - 11.10 x 10.80

Bathroom - 7.76 x 3.17

Bedroom 3 (side) - tbc

Bedroom 4 - (rear) - 14.53 x 6.41



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C	71	
(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: 54 Sandy Lane, CV6

