



 **3**  
Bedrooms

 **1**  
Bathroom



**\*\*NO CHAIN\*\*CLOSE TO CITY CENTRE/UNI/TRAIN STATION\*\*PROPERTY IN NEED OF RENOVATION\*\*AFTER RENOVATION, WE ESTIMATE ITS WORTH AROUND £270,000 OR WILL RENT FOR £1,300 PCM\*\***

Welcome to your next potential home, situated on the charming Kingston Road in the heart of Earlsdon, Coventry. This freehold three-bedroom property presents an incredible opportunity for those looking to create their dream living space.

As you approach the property, the potential for transformation is immediately evident. The exterior, with its solid structure, stands as a testament to its enduring quality, ready for a modern facelift. The inviting entrance leads you into a home that is full of possibilities.

### **Living Spaces**

This home boasts three well-sized bedrooms, offering ample space for a growing family or the perfect setup for a home office and guest room. Each bedroom holds the promise of becoming a cozy and personal retreat, with the master bedroom providing generous space for relaxation.

The two reception rooms provide flexible living options, ideal for creating a cozy family room and a more formal living or dining area. The front reception room is bathed in natural light, making it an ideal space for entertaining guests or enjoying quiet evenings with family. The back reception room, with its direct access to the kitchen, could be transformed into a charming dining room, perfect for family meals and gatherings.

### **Kitchen and Bathroom**

The kitchen, while in need of modernisation, offers a blank canvas to infuse your own style and personal touches. With a thoughtful redesign, it can become a contemporary and functional space, perfect for culinary adventures and everyday meals. The single bathroom, currently functional, also awaits your creative vision to transform it into a modern and efficient space that meets contemporary needs.

### **Outdoor Space**

The rear garden is a standout feature, providing a serene outdoor space for relaxation, gardening, or entertaining guests. With some landscaping and personal touches, it can become a private oasis, ideal for summer barbecues, children's play, or simply enjoying a quiet moment in the fresh air.

### **Location**

Located in the desirable Earlsdon area, you will enjoy the benefits of a vibrant community with an array of local amenities, shops, and cafes just a short stroll away. The area's lively atmosphere, combined with its convenient amenities, makes it a sought-after location for families and professionals alike. Excellent transport links and proximity to Coventry's city centre make this location both convenient and highly sought after. Whether you are commuting to work, attending university, or exploring the city, everything you need is within easy reach.

## Investment Potential

With its solid structure and immense potential, this Kingston Road property is more than just a house—it's an opportunity to build a home tailored to your vision. After renovation, the property is estimated to be worth around £270,000 or will rent for £1,300 pcm, making it a lucrative investment for those looking to add value. The combination of location, potential, and no onward chain makes this an attractive proposition for investors and homebuyers alike.

### Good to Know:

**Council Tax Band:** A - £1530 pa

**EPC Rating:** E

**Awaiting Probate:** Submitted 29/05/24

**Estimated Post-Renovation Value:** £270,000

**Potential Rental Income:** £1,300 pcm

### Room Measurements (in feet):

Front Reception Room: 13.10ft x 11.08ft

Back Reception Room: 11.86ft x 11.07ft

Kitchen: 12.05ft x 6.44ft

Bathroom: 5.93ft x 6.40ft

Bedroom 1: 15.05ft x 11.17ft

Bedroom 2: 12.27ft x 7.08ft

Bedroom 3: 9.44ft x 7.83ft

## Conclusion

This three-bedroom property on Kingston Road offers a unique opportunity to create a personalized and modern living space in one of Coventry's most cherished neighbourhoods. Its potential for renovation, combined with its prime location and no onward chain, makes it an attractive proposition for both homebuyers and investors. Don't miss out on the chance to invest in a property with such promise and potential. Contact Suttons Estate Agents today to arrange a viewing and take the first step toward making this house your new home.



Total area: approx. 79.3 sq. metres (854.1 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY  
Plan produced using PlanUp.



## Energy performance certificate (EPC)

83 Kingston Road COVENTRY CV5 6LQ	Energy rating <b>E</b>	Valid until: <b>10 June 2034</b>
		Certificate number: <b>0360-2440-5360-2894-5865</b>

Property type **Mid-terrace house**

Total floor area **75 square metres**

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



The graph shows this property's current and potential energy rating.

For properties in England and Wales:

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 75 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Room heaters, mains gas	Average
Main heating	Room heaters, mains gas	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Floor	To external air, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 448 kilowatt hours per square metre (kWh/m<sup>2</sup>).

## How this affects your energy bills

An average household would need to spend **£2,162 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £985 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

### Heating this property

Estimated energy needed in this property is:

- 12,142 kWh per year for heating
- 1,493 kWh per year for hot water

### Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

#### Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **5.9 tonnes of CO<sub>2</sub>**

This property's potential production **2.1 tonnes of CO<sub>2</sub>**

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£500
2. Floor insulation (suspended floor)	£800 - £1,200	£119
3. Floor insulation (solid floor)	£4,000 - £6,000	£69
4. Condensing boiler	£3,000 - £7,000	£238
5. Solar water heating	£4,000 - £6,000	£59
6. Solar photovoltaic panels	£3,500 - £5,500	£505

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency)

---

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Louis Darlison
Telephone	024 76 444 111
Email	<a href="mailto:info@midlandepc.co.uk">info@midlandepc.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024612
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	10 June 2024
Date of certificate	11 June 2024
Type of assessment	<a href="#">RdSAP</a>

---