

Caludon Road, , Coventry CV2 4LP
£135,000

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LETTINGS AND SALES

INVESTORS ONLY – TENANT IN-SITU UNTIL MAY 2022

This two bedroom terrace home is currently generating an income of £7140pa. Benefiting from double glazing and gas central heating, briefly comprising living room, kitchen to include built in electric oven/gas hob, downstairs bathroom with electric shower over bath, two good sized double bedrooms, part paved/lawned garden to the rear which includes a covered decking area and storage shed.

Approach

Paved path leading to the front door.

Living Room

11'10" x 11'1" (3.63m x 3.39m)

Laminate flooring, double glazed window to front, radiator.

Kitchen

10'2" x 8'11" (3.10m x 2.73m)

Lino flooring, range of wall and base units and integrated oven and hob.

Bathroom

7'2" x 8'9" (2.19m x 2.69m)

Lino flooring, bath with electric shower over, double glazed window, radiator.

Bedroom 1

11'1" x 11'11" (3.40m x 3.64m)

Carpeted, double glazed window to front and radiator.

Bedroom 2

8'9" x 10'2" (2.68m x 3.10m)

Carpeted, double glazed window to rear, radiator.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.

Rear Garden

Enclosed rear part paved/lawn garden.

Tenure - Freehold

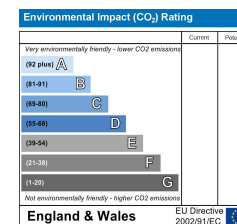
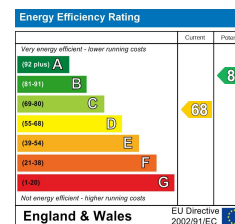
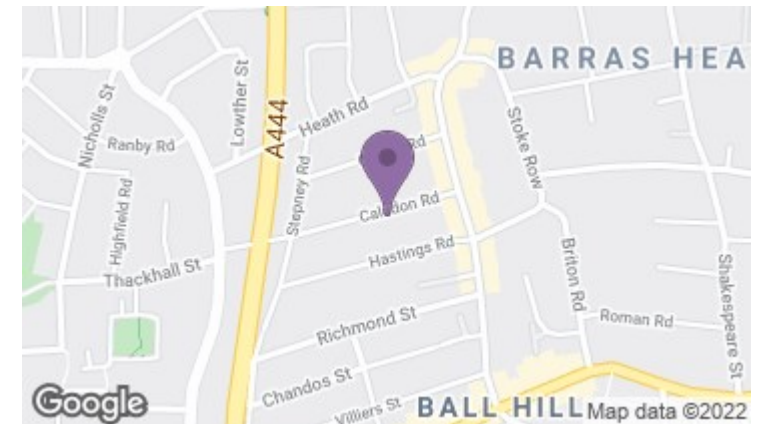
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanItUp.



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