

Broomfield Road, Earlsdon, Coventry CV5 6JX
Offers In The Region Of £175,000

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LETTINGS AND SALES

A large three/four bedroom, three-storey townhouse within walking distance to both the city centre and the heart of popular Earlsdon. The property requires some cosmetic refurbishment throughout but represents a great investment opportunity due to its prime location and has previously been let for over a decade producing an annual income of £9540. The property briefly comprises of two reception rooms with one currently converted into the fourth bedroom, large kitchen, two bedrooms and family bathroom on the first floor and a large bedroom to the second floor. Externally there is a small fore garden and to the rear is an enclosed garden with shed for storage.

Hallway

Wooden front door, carpeted

Front Reception / Bedroom 4

7'11" x 11'3" (2.43m x 3.44m)

Carpeted, double glazed window to front, radiator

Rear Reception

11'8" x 12'5" (3.57m x 3.80m)

Carpeted, double glazed window to rear, radiator, storage cupboard under stairs

Kitchen

5'10" x 16'2" (1.80m x 4.93m)

Vinyl flooring, 2 x double glazed windows to side, double glazed door to garden, range of fitted wall & base units with worktop over, stainless steel sink & drainer

Landing

Carpeted, built-in storage cupboard, radiator

Bedroom 1

11'8" x 11'3" (3.57m x 3.44m)

Carpeted, double glazed window to front, radiator

Bedroom 2

6'4" x 10'2" (1.94m x 3.10m)

Carpeted, double glazed window to rear, radiator

Bedroom 3 (2nd Floor)

11'9" max x 12'7" max (3.59m max x 3.86m max)

Carpeted, double glazed window to rear, radiator, built-in wardrobes

Rear Garden

Slabbed area adjacent to property, large decked area

Tenure

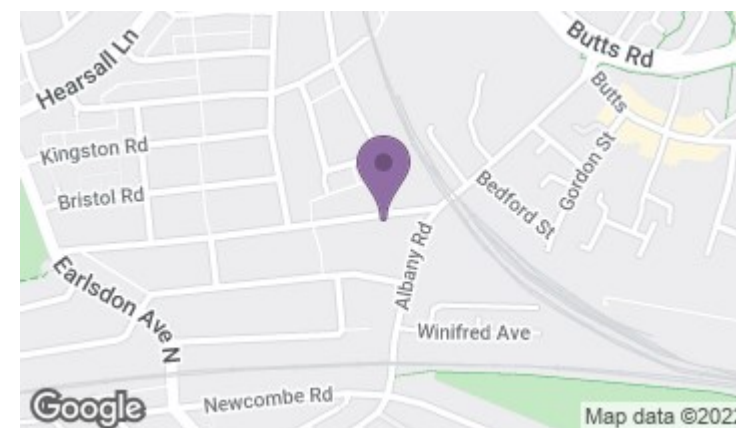
The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

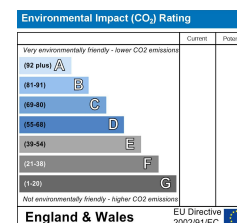
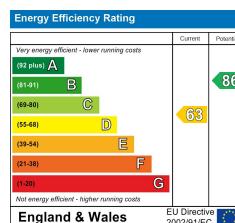


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by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



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