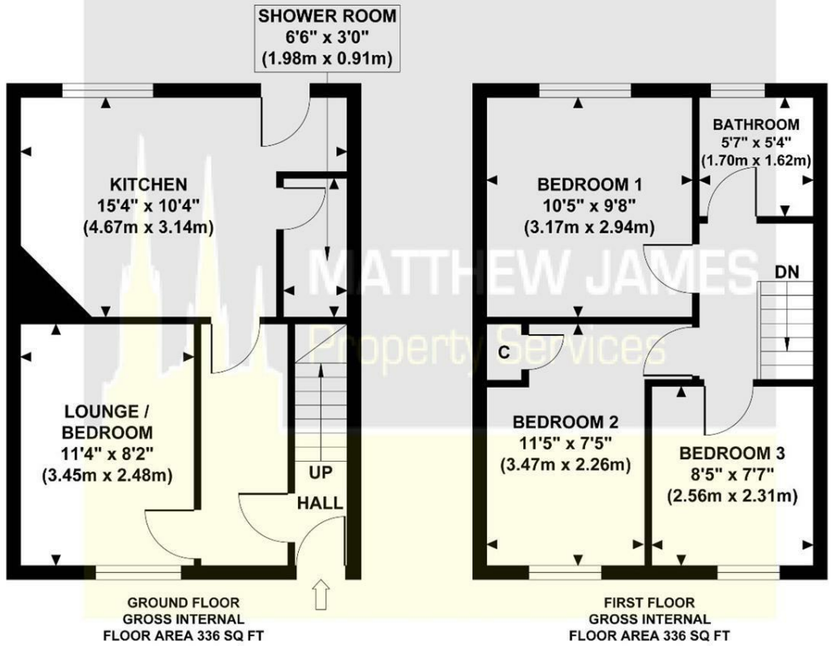
Floor Plan

MATTHEW JAMES
Property Services

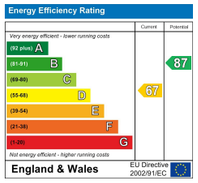
4 GERARD AVENUE

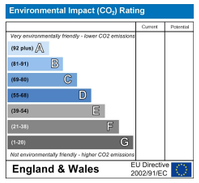
Approximate Gross Internal Area 672 sq ft / 62.43 sq m



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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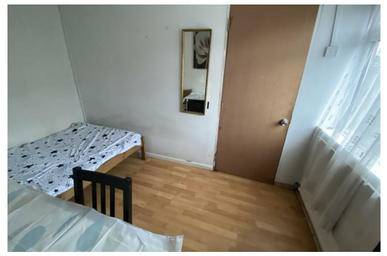

4 Gerard Avenue

Canley, Coventry CV4 8GA

****FANTASTIC INVESTMENT OPPORTUNITY OR FAMILY HOME SOLD WITH NO CHAIN*** This end-terrace house presents an excellent opportunity for both investors and families alike. Vacant with no chain, this property is ready for occupancy, making it an attractive option for those seeking a home without the hassle of a chain that they can make their own, or for an investor to rent out immediately.

The house boasts four well-proportioned bedrooms, providing ample space for comfortable living. The ground floor features a versatile bedroom that can also serve as a reception room. Good size kitchen and the convenience of a ground floor shower room adds to the practicality of the layout. Upstairs, you will find three additional bedrooms along with a family bathroom, ensuring that there is plenty of room for everyone. Externally the rear garden complete with a brick-built shed and an enclosed front garden. The property also benefits from gas central heating, double glazing, valid gas safety and electrical safety certificates.

Situated in a highly convenient location close to Canley Train Station, making commuting a breeze. It is also within easy reach of Warwick University, Cannon Park Shopping Centre, local amenities, popular

Offers Over £190,000

4 Gerard Avenue

Canley, Coventry CV4 8GA

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- ***FANTASTIC INVESTMENT OPPORTUNITY OR FAMILY HOME***
- ***FOUR LETTABLE BEDROOMS***
- ***GAS SAFETY CERTIFICATE***
- ***CONVENIENT FOR LOCAL SHOPS & AMENITIES***
- ***CURRENT HMO LICENCE****
- ***GROUND FLOOR RECEPTION ROOM***
- ***ELECTRICAL SAFETY CERTIFICATE***
- ***VACANT & NO CHAIN***
- ***END OF TERRACE PROPERTY***
- ***CLOSE TO CANLEY TRAIN STATION & WARWICK UNIVERSITY***

Approach

Entrance Hall

Bedroom Four / Reception Room

Kitchen

Ground Floor Shower Room

Upstairs Landing

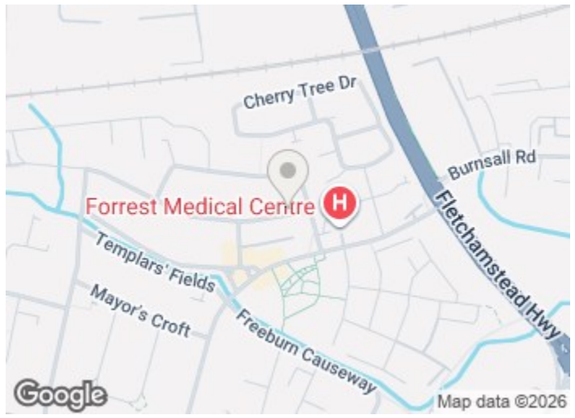
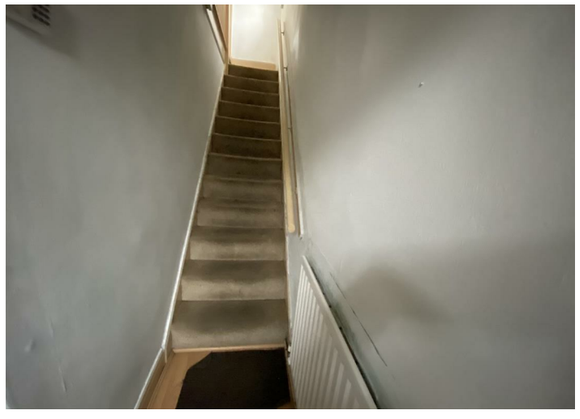
Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Rear Garden



Directions