

**58 St. Georges Road, Coventry, CV1 2DL**  
**£220,000**

FOUR BEDROOMS... TWO BATHROOM AND SHOWER ROOMS... FULLY LET AT £1620 PER CALENDAR MONTH... GREAT INVESTMENT... TURNKEY OPPORTUNITY... Located on St. Georges Road in Coventry, this charming terraced house presents an excellent investment opportunity. Boasting four well-proportioned bedrooms and two modern bath / shower rooms, this property is fully tenanted, generating a steady income of £1,620 per month.

The house is ideally situated near Coventry University, making it particularly appealing to students and young professionals. Its proximity to local amenities and main bus routes ensures convenience for residents, enhancing its desirability in the rental market.

Recently redecorated throughout, the property features double glazing and gas central heating, providing a comfortable living environment. This property not only promises a reliable return on investment but also offers the potential for future appreciation in value, given its prime location and the ongoing demand for rental properties in the area. Whether you are a seasoned investor or looking to enter the property market, this lovely property is a remarkable opportunity not to be missed. Sound good and would like to view? Call us now!

## Front Garden



Having walled foregarden with paved area and access through the front door into the:

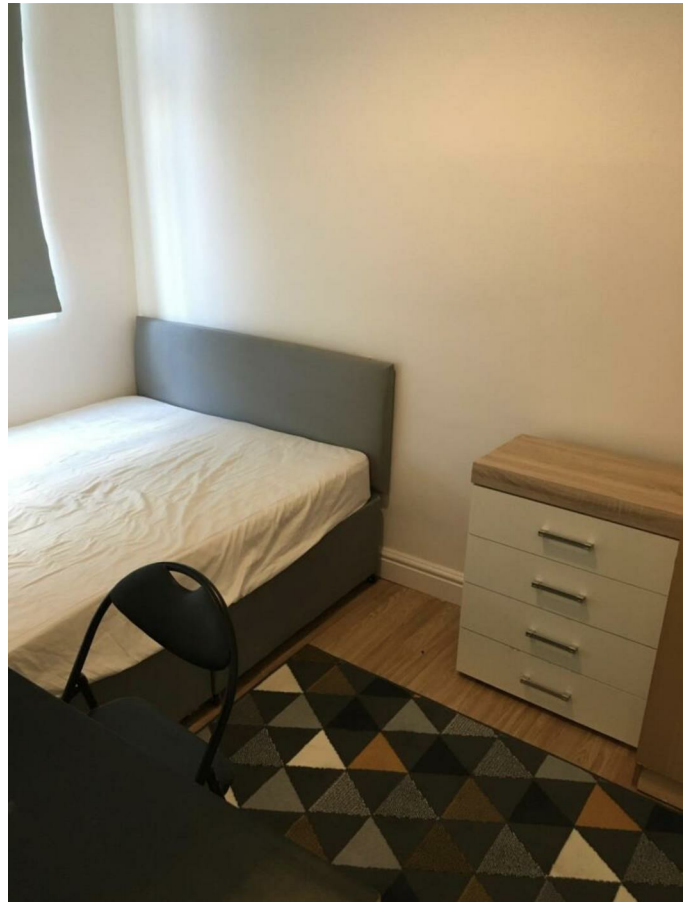
## Entrance Hallway



Having doors leading off to:

## Bedroom One

11'5 x 7'9 (3.48m x 2.36m)



Having a PVCu double glazed window to the front elevation.

## WC

4'8 x 2'8 (1.42m x 0.81m)

Having a low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

## Lounge

12'2 x 11'8 (3.71m x 3.56m)



Having a PVCu double glazed window to the rear elevation, stairs lead off to the first elevation and door that leads to the:

## Kitchen

14'5 x 6'11 (4.39m x 2.11m)



Having a PVCu double glazed window to the side elevation and door that leads to the rear garden area, with a range of wall, base and drawer units with roll top work surface over, integrated oven with four ring hob and modern extractor over, space and plumbing for a washing machine, space for a fridge freezer and tiling to all splash prone areas.

## Bathroom

6'7 x 5'6 (2.01m x 1.68m)

Having a PVCu double obscure glazed window to the side elevation, panel bath with 'Bristan Cheer' shower over, pedestal wash hand basin, low level flush WC, extractor and tiling to all four walls.

## First Floor Landing

Having doors leading off to:

## Bedroom Two

11'3 x 8'9 (3.43m x 2.67m)



Having a PVCu double glazed window to the front elevation.

### Bedroom Three

12'2 x 8'6 (3.71m x 2.59m)



Having a PVCu double glazed window to the rear elevation.

### Bedroom Four

10'3 x 6'11 (3.12m x 2.11m)

Having a PVCu double glazed window to the rear elevation.

### Shower Room

7'2 x 3 (2.18m x 0.91m)



Having a 'walk-in' shower enclosure, pedestal wash hand basin, extractor and modern tiling to all splash prone areas.

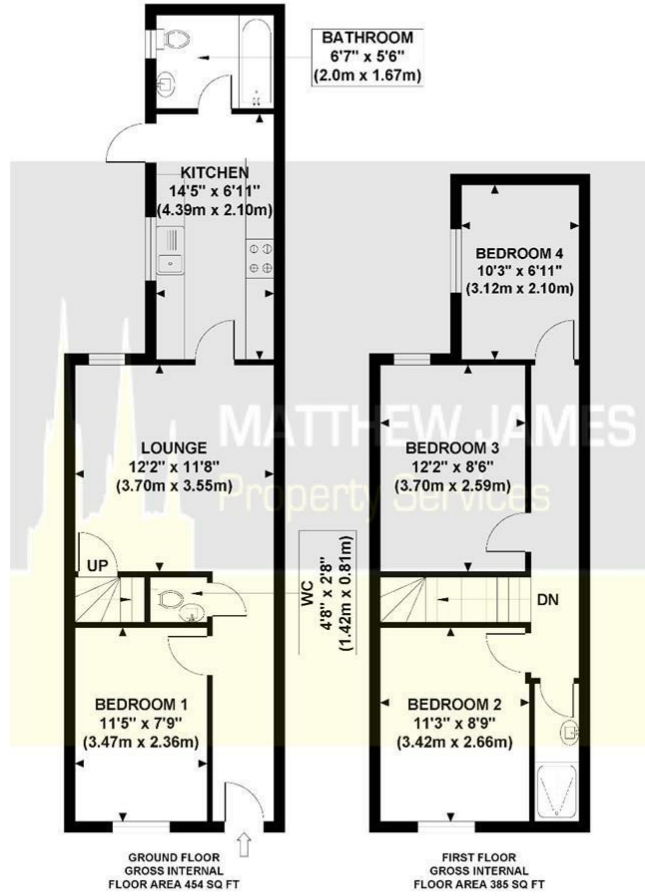
### Rear Garden

Having walled foregarden and laid mainly to paving

# Floor Plan

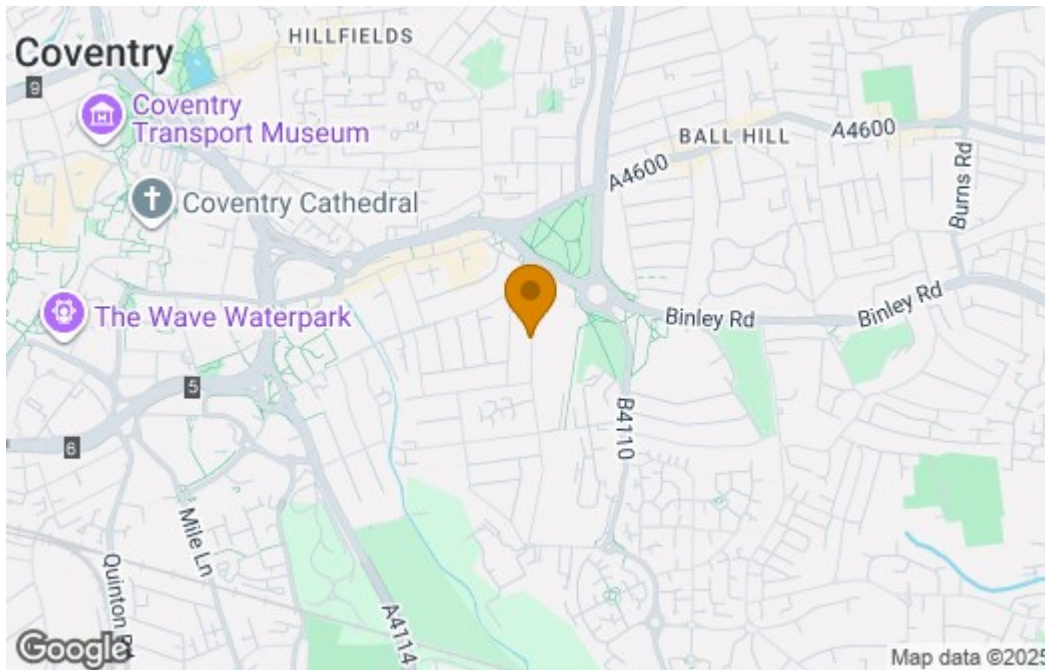
## 58 ST GEORGE'S ROAD

Approximate Gross Internal Area 839 sq ft / 77.94 sq m

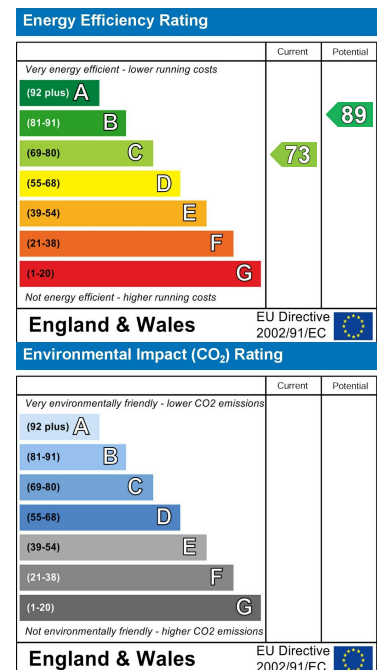


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# Area Map



# Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter