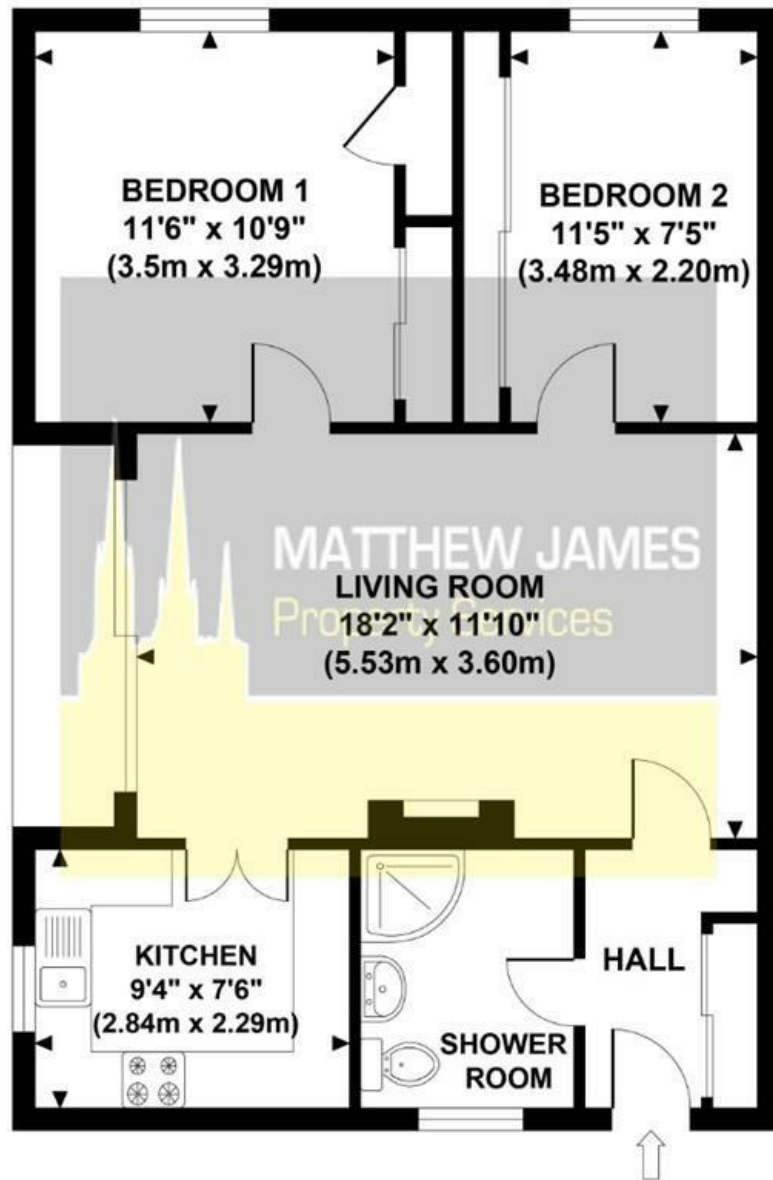


SUTHERLAND HOUSE

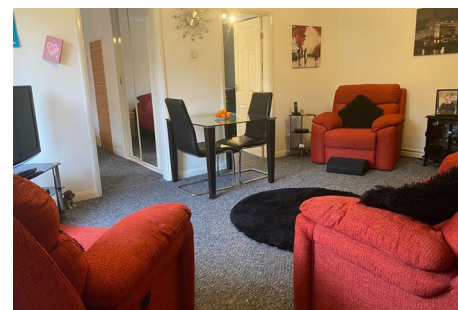
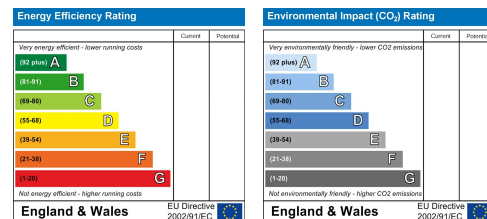
Approximate Gross Internal Area 626 sq ft / 58.2 sq m



GROSS INTERNAL FLOOR AREA 626 SQ FT

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



187 Sutherland Avenue Mount Nod, Coventry CV5 7JL

TWO DOUBLE BEDROOMS... GROUND FLOOR... CLOSE TO ALL AMENITIES... MODERN SHOWER ROOM... LONG 945 YEAR LEASE and GARAGE. Located in the heart of Mount Nod, this beautiful property needs to be viewed to appreciate what is being offered for sale. Being based on the ground floor and briefly comprising of two double bedrooms, modern shower room with walk-in shower enclosure, lounge dining room, kitchen, integrated garage and large balcony. Decorated modern throughout, this property would be perfect for those looking to downsize, or for those that are looking to add to their investment portfolio. Perfect location also for local amenities including public house, convenience store, hairdressers and more. Also located near a main bus route into Coventry City Centre. **Walk around video available also - please call and ask to see it / book your viewing**.

Offers Over £170,000

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Facebook

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187 Sutherland Avenue

Mount Nod, Coventry CV5 7JL



- TWO DOUBLE BEDROOMS
- GARAGE
- CLOSE TO ALL AMENITIES
- **WALK AROUND VIDEO AVAILABLE**
- GROUND FLOOR
- BEAUTIFUL THROUGHOUT
- DOUBLE GLAZED THROUGHOUT
- MODERN SHOWER ROOM
- BALCONY
- LONG LEASE OF 945 YEARS LEFT

Communal Areas

Entrance Hallway

Family Shower Room

7'7 x 5'4 (2.31m x 1.63m)

Lounge Dining Room

18'2 x 11'10 (5.54m x 3.61m)

Balcony

Kitchen

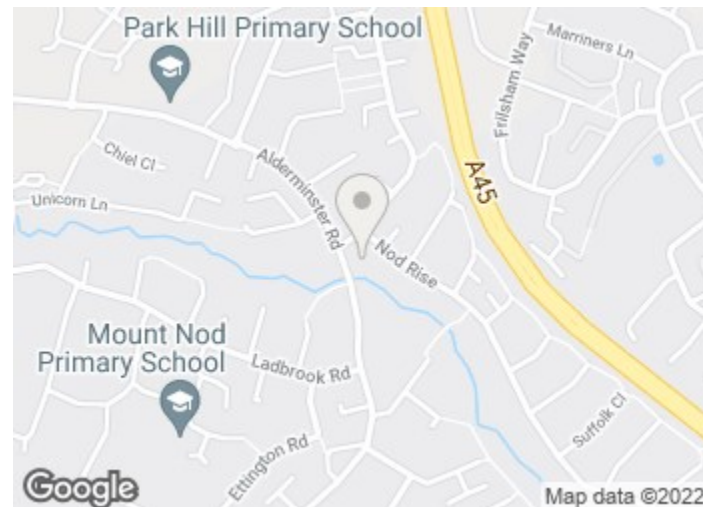
9'4 x 7'10 (2.84m x 2.39m)

Bedroom One

11'6 x 10'9 (3.51m x 3.28m)

Bedroom Two

11'5 x 7'5 (3.48m x 2.26m)



Directions

