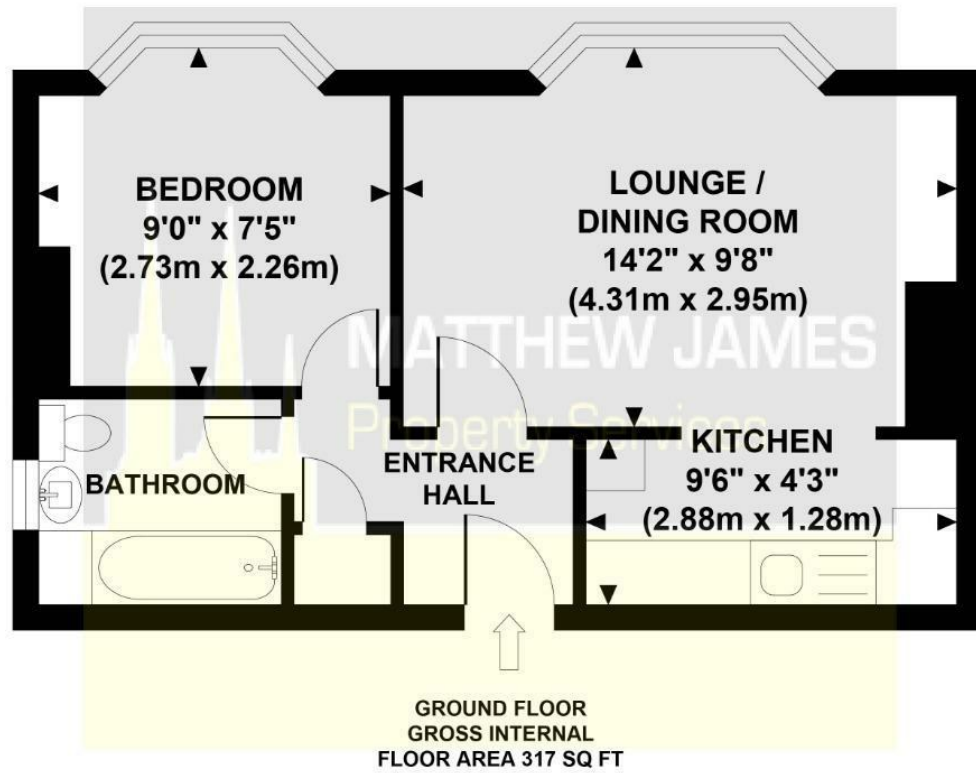




**10A MIDDLE BOROUGH RD, COVENTRY**  
Approximate Gross Internal Area 317 sq ft / 29.40 sq m



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.



**10 Middleborough Road**  
Coundon, Coventry CV1 4DE

FOUR SELF CONTAINED FLATS... VACANT... NO UPWARD CHAIN... GREAT INVESTMENT OPPORTUNITY... CLOSE TO CITY CENTRE... GAS CENTRAL HEATING IN ALL FLATS... PVCu DOUBLE GLAZING... LARGE REAR GARDEN... OFF ROAD PARKING. Located next to Nauls Mill Park, this larger than average semi detached property would be the perfect investment for those looking to expand their portfolio. Having four individual flats; three with one bedroom and a further one being a two bedroom duplex. Currently vacant and having no upward chain, call us now to book your viewing so you don't miss out!

**£350,000**

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

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Facebook  
Twitter

# 10 Middleborough Road

Coundon, Coventry CV1 4DE



- FOUR SELF CONTAINED FLATS
- NO UPWARD CHAIN
- GAS CENTRAL HEATING IN ALL FLATS
- PERFECT INVESTMENT OPPORTUNITY
- ALL FLATS ARE VACANT
- FREEHOLD
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO CITY CENTRE
- LARGE GARDEN TO REAR



## Front External Area

## Entrance Hallway

## Flat A

## Entrance Hallway

## Lounge / Dining Room

14'2 x 9'8 (4.32m x 2.95m)

## Kitchen

9'6 x 4'3 (2.90m x 1.30m)

## Bedroom

9' x 7'5 (2.74m x 2.26m)

## Family Bathroom

## Flat B

## Entrance Hallway

## Lounge

16'11 x 13'8 (5.16m x 4.17m)

## Kitchen

10'1 x 6'7 (3.07m x 2.01m)

## Family Bathroom

## Bedroom

12'10 x 7'4 (3.91m x 2.24m)

## Flat C

## Entrance Hallway

## Lounge

16'11 x 9'11 (5.16m x 3.02m)

## Kitchen

11'7 x 6'3 (3.53m x 1.91m)

## Family Bathroom

## Store Room

## Flat D

## Entrance Hallway

## Lounge

14'11 x 13'11 (4.55m x 4.24m)

## Family Bathroom

## Utility Room

7'3 x 4'5 (2.21m x 1.35m)

## Kitchen Dining Room

15'8 x 9'11 (4.78m x 3.02m)

## First Floor Landing

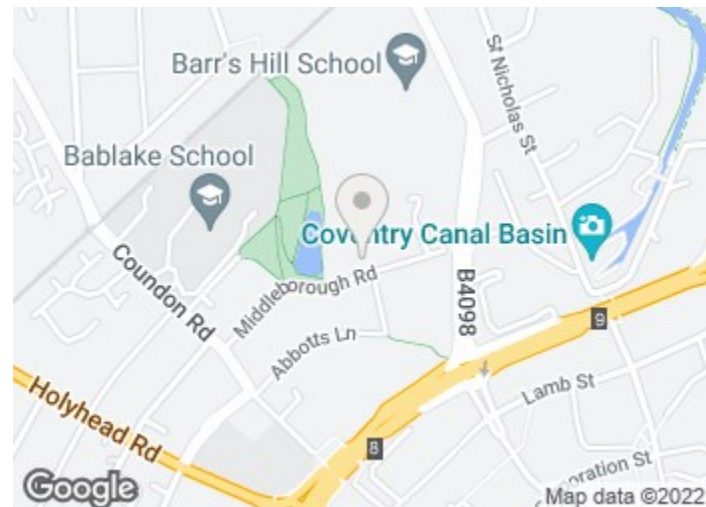
## Bedroom One

13'10 x 12'8 (4.22m x 3.86m)

## Bedroom Two

11'4 x 8'10 (3.45m x 2.69m)

## Rear Garden



Directions