



# MATTHEW JAMES

Property Services



## 202 Gulson Road, Coventry, CV1 2JD

Offers Over £245,000

...EXCELLENT INVESTMENT OPPORTUNITY... FOUR DOUBLE BEDROOMS... BASED OVER THREE FLOORS... CLOSE TO COVENTRY UNIVERSITY... GREAT LOCATION... VACANT PROPERTY... NO CHAIN

A fantastic opportunity to acquire your next rental property. located close to Coventry University and Coventry City Centre. The property Briefly comprising of four double bedrooms, ground floor shower room, lounge, fitted kitchen, PVCu double glazing and gas central heating throughout.... There are architect plans in place to convert the property into six en-suite bedrooms.... DONT MISS OUT CALL NOW TO VIEW....

### **Front Garden**

Having walled perimeter with pathway that leads to the front door and into the:

### **Entrance Hallway**

Having stairs off to the first floor and doors leading into:

### **Bedroom 1 / Reception Room**

**13'2 10'5 (4.01m x 3.18m)**

Having a PVCu double glazed bay window to the front elevation.

### **Living Room**

**13'8 x 12'4 (4.17m x 3.76m)**

PVCu double glazed window to rear elevation, under stairs storage cupboard and door leading to the:

### **Kitchen**

**9'4 x 6'4 (2.84m x 1.93m)**

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

### **Shower Room**

Having a PVCu double obscure glazed window to the side elevation, Shower cubicle, low level flush WC, pedestal wash hand basin and fully tiled floors and walls

### **First Floor Landing**

Storage cupboard and stairs off to the second floor and doors leading off to:

### **Bedroom 2**

**13'8 x 11'0 (4.17m x 3.35m)**

Having a PVCu double glazed window to the front elevation.

### **Bedroom 3**

**13'8 x 9'11 (4.17m x 3.02m)**

Having a PVCu double glazed window to the rear elevation.

### **Bedroom 4**

**15'6 x 13'9 (4.72m x 4.19m)**

Having a PVCu double glazed window to the rear elevation.

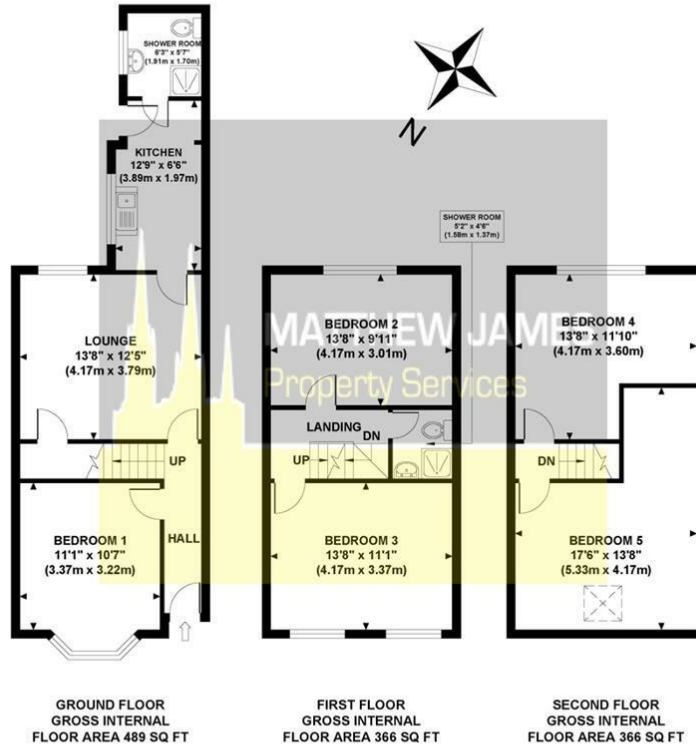
### **Rear Garden**

Fully blocked paved, enclosed by brick walls and fenced perimeters, pedestrian gate that leads to the rear of the property

# Floor Plan

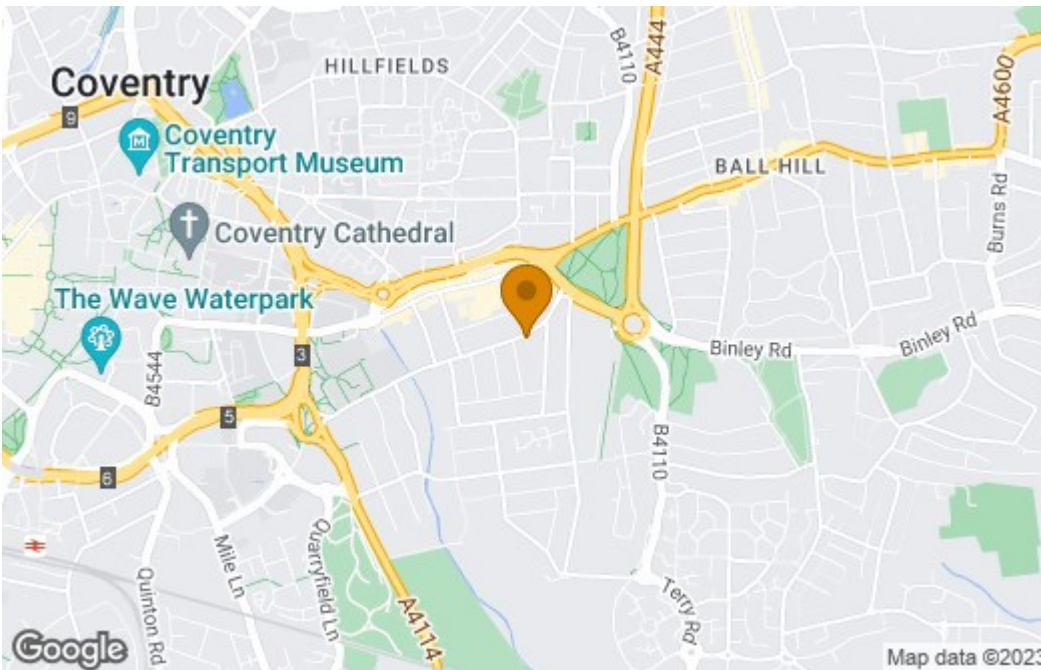
## GULSON ROAD

Approximate Gross Internal Area 1221 sq ft / 113.40 sq m

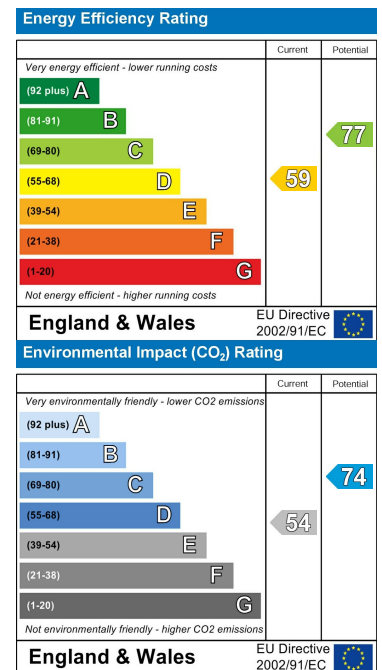


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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.

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