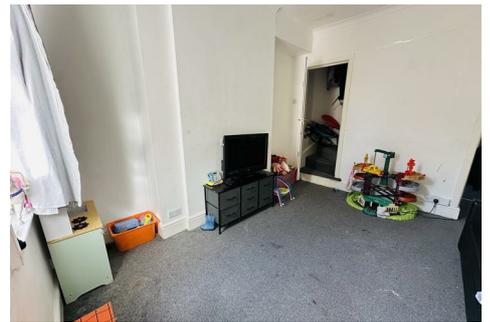




MATTHEW JAMES

Property Services



67 Marlborough road, Coventry, CV2 4EQ

Offers Over £175,000

A two bedroom mid terraced property in the stoke area of Coventry on Marlborough Road in the vibrant city of Coventry, this well-maintained property presents an excellent opportunity for investors. Currently let at £950 per calendar month, exclusive of bills, it is situated in a sought-after area, making it an attractive option for those looking to expand their portfolio.

The home features two reception rooms, providing ample space for relaxation and entertainment. On the ground floor, you will find a comfortable bedroom, a welcoming living room, a fitted kitchen, and a conveniently located bathroom. This layout is ideal for both families and professionals seeking easy access to essential amenities.

Venturing upstairs, the property boasts two spacious double bedrooms, each equipped with ensuite shower rooms, ensuring privacy and convenience for all occupants. This thoughtful design enhances the overall appeal of the home, catering to modern living standards.

Outside, the property is complemented by a small garden at the front, perfect for enjoying a morning coffee or adding a touch of greenery. The low-maintenance garden at the rear offers a private outdoor space, ideal for relaxation or entertaining guests.

In summary, this property on Marlborough Road is not only a well-maintained home but also a promising investment opportunity in a desirable location. With its attractive rental income and thoughtful layout, it is sure to appeal to a wide range of potential buyers or renters.

BEDROOM ONE

11'2 x 7'2 (3.40m x 2.18m)



BEDROOM ONE

11'2 x 10'2 (3.40m x 3.10m)



LIVING ROOM

11'2 x 10'2 (3.40m x 3.10m)



KITCHEN

8'3 x 7'10 (2.51m x 2.39m)



BATHROOM



EN-SUITE



BEDROOM TWO

12'2 x 11'12 (3.71m x 3.35m)

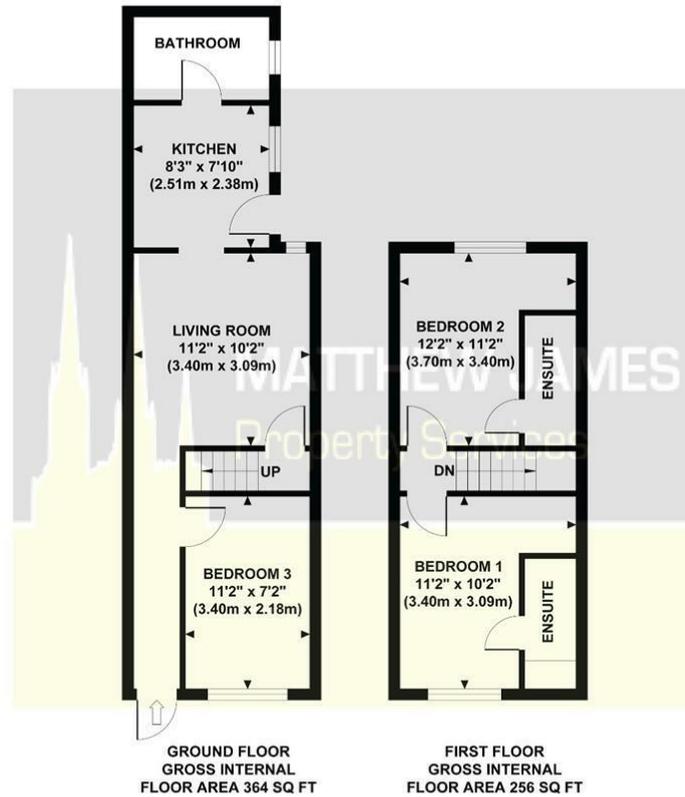


EN-SUITE

Floor Plan

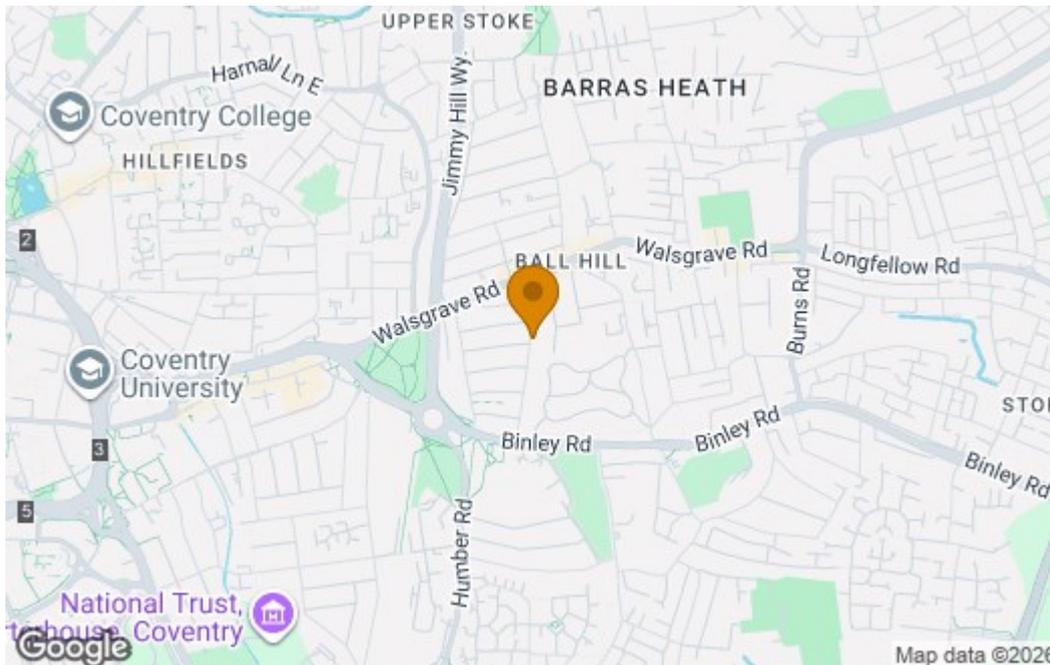
36 Marlborough

Approximate Gross Internal Area 620 sq ft / 57.60 sq m

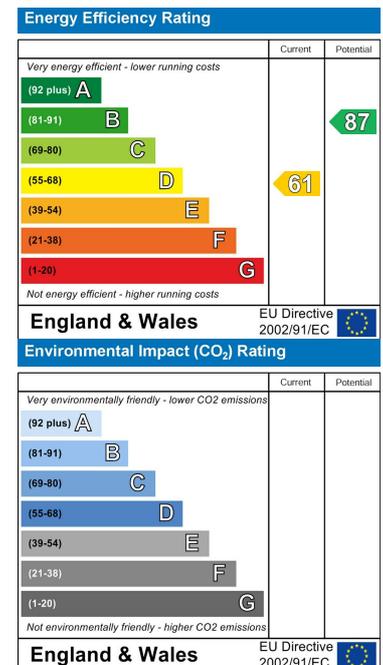


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

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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