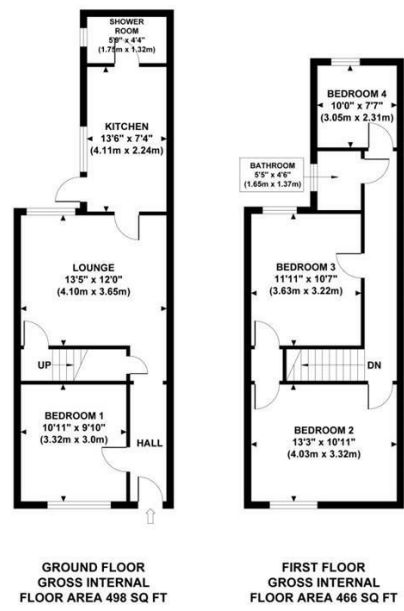


# Floor Plan

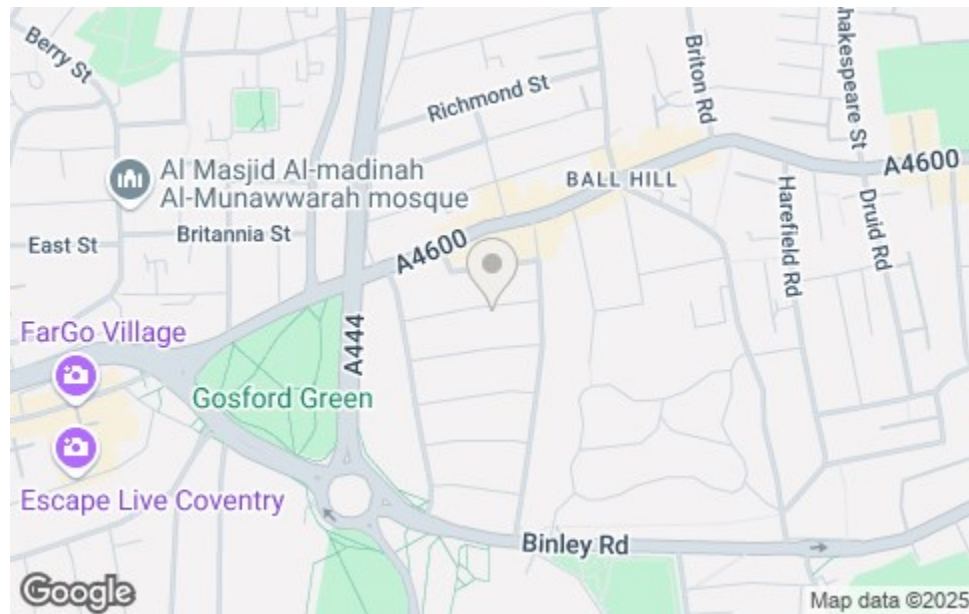
## HAMILTON ROAD

Approximate Gross Internal Area 964 sq ft / 89.55 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

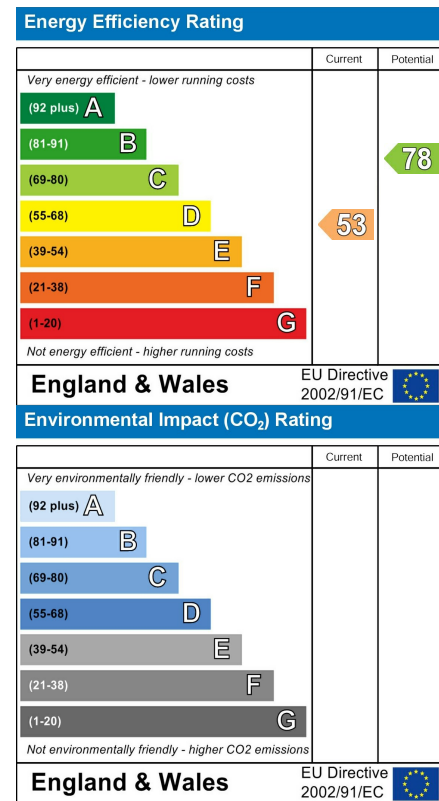


# Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 Graphs



**MATTHEW JAMES**  
Property Services



**54 Hamilton Road**

Stoke, Coventry CV2 4FH

Offers In The Region Of £200,000



### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter



## Description

**\*\*\*FANTASTIC INVESTMENT OPPORTUNITY\*\*\*** This mid-terrace property has four lettable spacious rooms and a current HMO licence in place. Situated close to the Ball Hill area, surrounded by local amenities and walking distance to Coventry University and the City Centre. Tenants in situ until August 2025, generous annual rental income, this is an investment not to be missed.

Accommodation in brief:  
Entrance hall, bedroom one, communal lounge, kitchen, shower room. To the first floor, hallway landing, bedrooms two, three, four and bathroom. Externally low maintenance front and rear gardens. The property also benefits from gas central heating and double glazing.

Contact us to book your viewing appointment today!

- **\*\*\*HMO LICENCE\*\*\***
- **\*\*\*RENTAL INCOME £1450 PCM\*\*\***
- **\*\*\*SEPARATE LOUNGE\*\*\***
- **\*\*\*CLOSE TO BALL HILL AREA\*\*\***
- **\*\*\*SOME RE-DECORATION REQUIRED\*\*\***
- **\*\*\*TENANTS IN SITU\*\*\***
- **\*\*\*FOUR BEDROOMS\*\*\***
- **\*\*\*TWO BATHROOMS\*\*\***
- **\*\*\*CLOSE TO CITY CENTRE / UNIVERSITY\*\*\***
- **\*\*\*CALL TO VIEW\*\*\***

