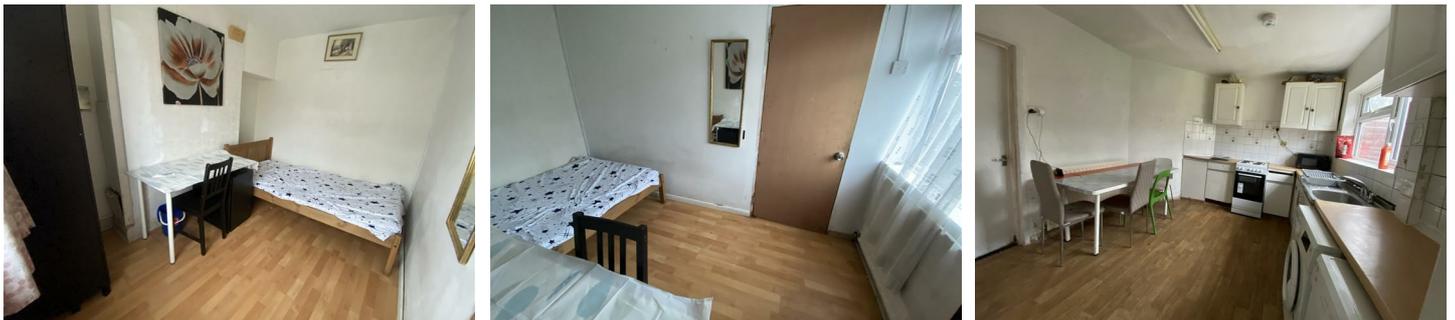




MATTHEW JAMES

Property Services



4 Gerard Avenue, Coventry, CV4 8GA

Offers Over £190,000

****FANTASTIC INVESTMENT OPPORTUNITY OR FAMILY HOME SOLD WITH NO CHAIN*** This end-terrace house presents an excellent opportunity for both investors and families alike. Vacant with no chain, this property is ready for occupancy, making it an attractive option for those seeking a home without the hassle of a chain that they can make their own, or for an investor to rent out immediately.

The house boasts four well-proportioned bedrooms, providing ample space for comfortable living. The ground floor features a versatile bedroom that can also serve as a reception room. Good size kitchen and the convenience of a ground floor shower room adds to the practicality of the layout. Upstairs, you will find three additional bedrooms along with a family bathroom, ensuring that there is plenty of room for everyone. The property also benefits from a rear garden, complete with a brick-built shed and an enclosed front garden. The property also benefits from gas central heating, double glazing, valid gas safety and electrical safety certificates.

Situated in a highly convenient location close to Canley Train Station, making commuting a breeze. It is also within easy reach of Warwick University and Cannon Park Shopping Centre, as well as local schools, shops and local park, making it an ideal choice for families and students alike.

In summary, this end-terrace house on Gerard Avenue is a fantastic opportunity for those looking for a spacious and well-located property. With its current HMO licence and no chain, the property is versatile and ready for the next home owner or investor. Book your viewing today!

Approach



Ground Floor Shower Room



Entrance Hall



Upstairs Landing

Bedroom One



Bedroom Four / Reception Room



Bedroom Two



Kitchen



Bedroom Three



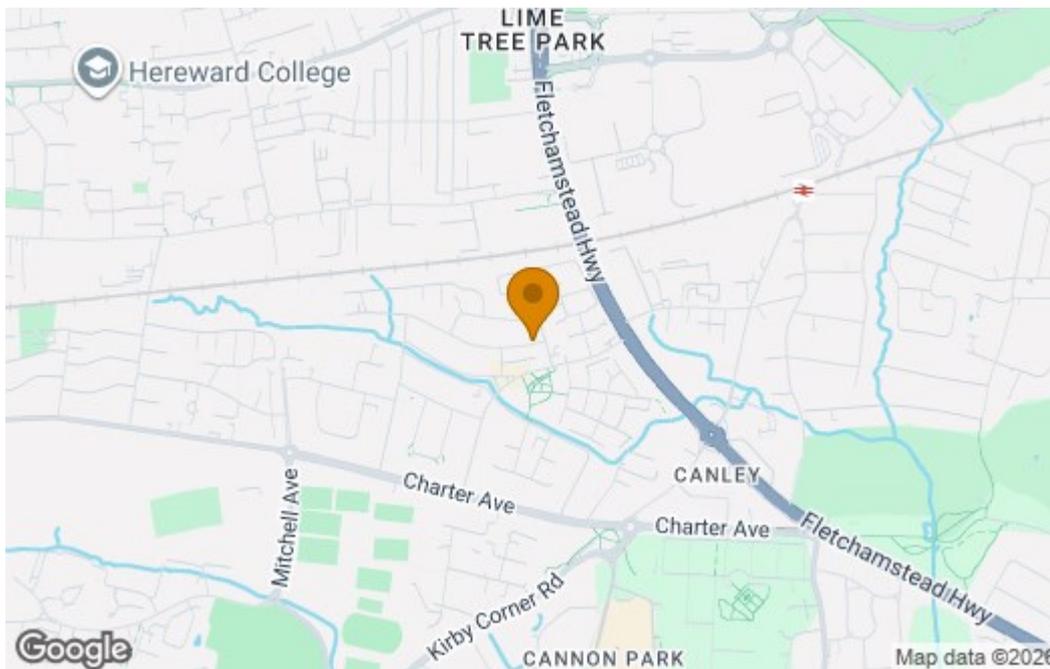
Bathroom

Rear Garden

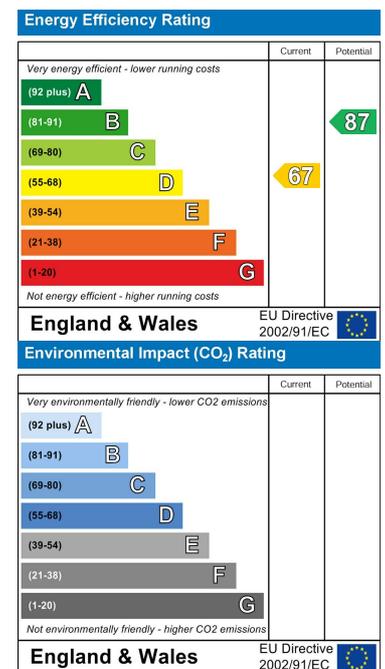


Floor Plan

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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