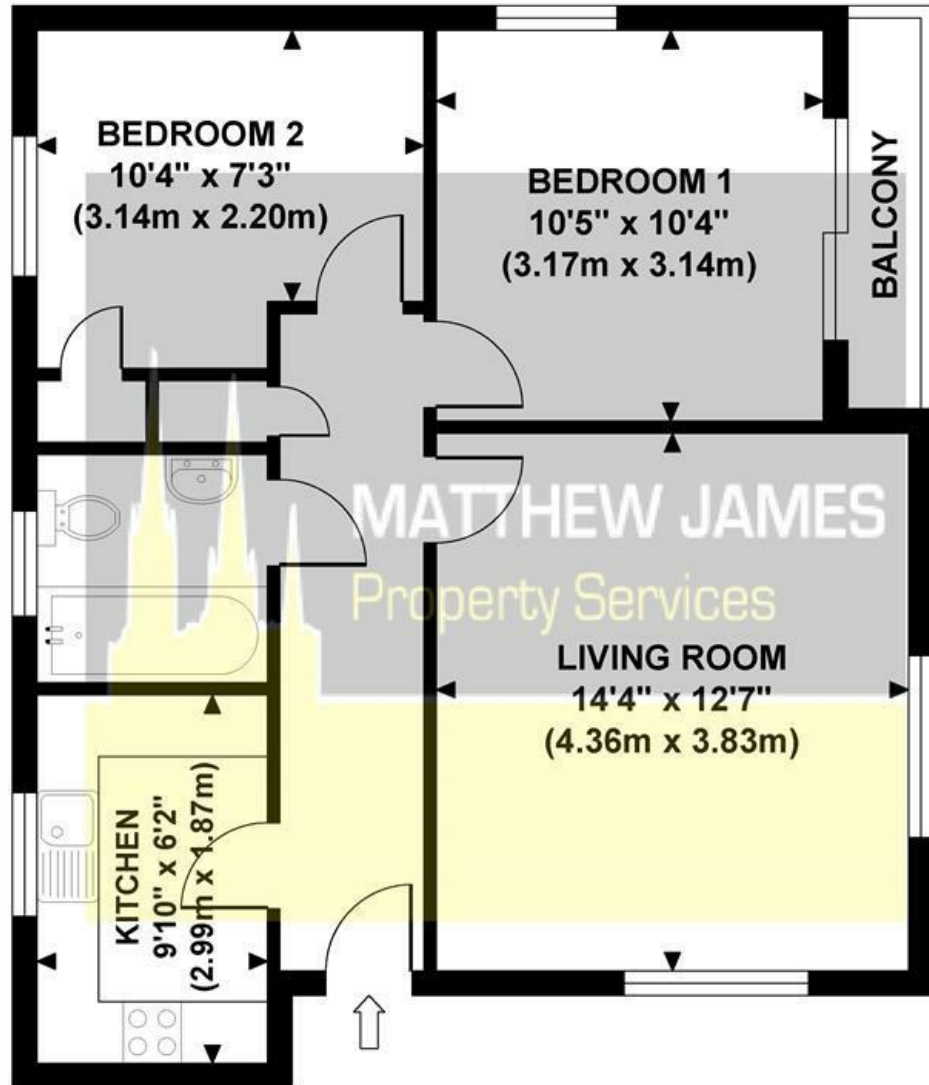


# POPPLETON CLOSE

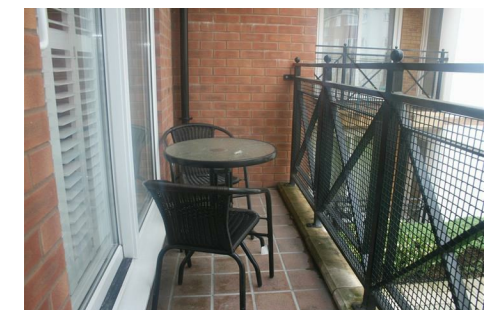
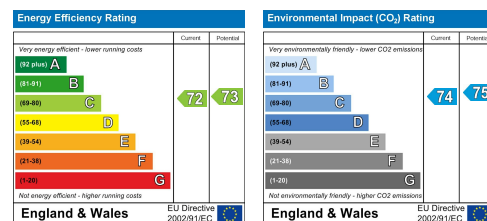
Approximate Gross Internal Area  
572 sq ft / 53.10 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 572 SQ FT**

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.

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.



## 40 Poppleton Close Earlsdon, Coventry CV1 3BF

CURRENTLY RENTED AT £950 PER MONTH... TWO DOUBLE BEDROOMS... FIRST FLOOR... GREAT INVESTMENT PROPERTY... CLOSE TO COVENTRY CITY CENTRE. Located on the first floor, this beautiful and well maintained apartment needs to be viewed to appreciate exactly what is being offered for sale. A new tenant has recently moved in and is paying £950 per calendar month rent. A great investment property consisting of two double bedrooms, family bathroom, fitted kitchen with all white goods included and larger than average lounge with balcony off. The property is also surrounded by lovely manicured gardens and has allocated parking. Call us now to book your viewing!

**Offers Around £159,995**

### CONTACT INFORMATION

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**MATTHEW JAMES**  
Property Services

# 40 Poppleton Close

Earlsdon, Coventry CV1 3BF



- TWO DOUBLE BEDROOMS
- RENTAL INCOME OF £950 PER MONTH
- FIRST FLOOR
- GREAT INVESTMENT PROPERTY
- FULLY FURNISHED
- CV1 POSTCODE & CLOSE TO CITY CENTRE
- ALLOCATED PARKING
- BALCONY

## Kitchen

9'10 x 6'2 (3.00m x 1.88m)

## Lounge

14'4 x 12'7 (4.37m x 3.84m)

## Balcony

## Bedroom One

10'5 x 10'4 (3.18m x 3.15m)

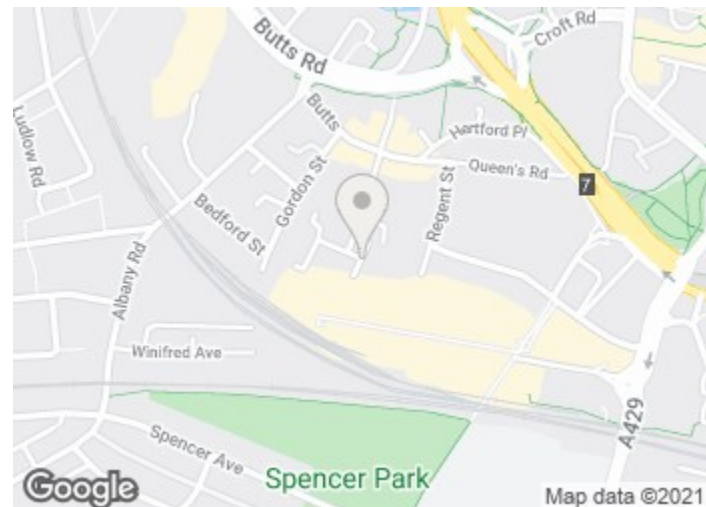
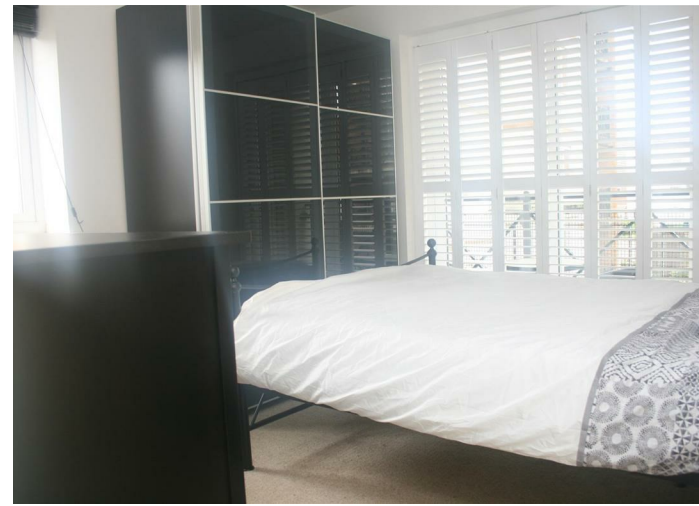
## Bedroom Two

10'4 x 7'3 (3.15m x 2.21m)

## Bathroom

6'2 x 6'1 (1.88m x 1.85m)

## Allocated Car Park & Grounds



## Directions

