

## 62 Winchester Street, Coventry, CV1 5NU Offers Over £160,000

\*\*\*ATTENTION LANDLORDS AND FIRST TIME BUYERS\*\*\* New to the market this extremely well presented two bedroom mid-terrace property with potential for a third bedroom on the ground floor. The property can be sold inclusive of all the furniture, ideal for landlords wanting to move tenants straight in with a good investment return, or perfect for owner occupiers who want to pick up the keys to their new home and move straight in. The location is super convenient as walking distance to Coventry University, City Centre and surrounded by local shops and amenities.

Accommodation: Step inside and into the spacious lounge, through to the dining room with under stairs storage cupboard, door leading to the kitchen with optional appliances, ground floor shower room housing the boiler, back through to the dining room with stairs rising to the first floor where you have two generous sized double bedrooms. Externally to the rear the property benefits from having off street parking and also benefits from double glazing, fully serviced gas central heating and all landlord compliance certificates. The current owner previously rented this property at £950.00/ pcm.

Vacant possession this property could be yours in no time. Don't miss out call now to view.

## Approach



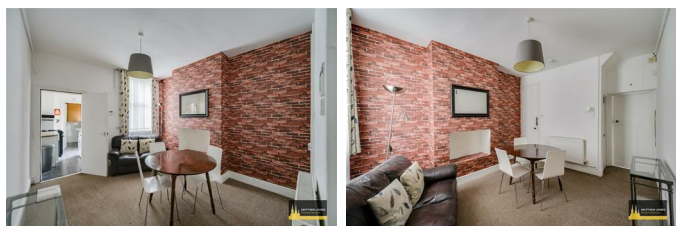
## Lounge

11'0 x 10'11 (3.35m x 3.33m)



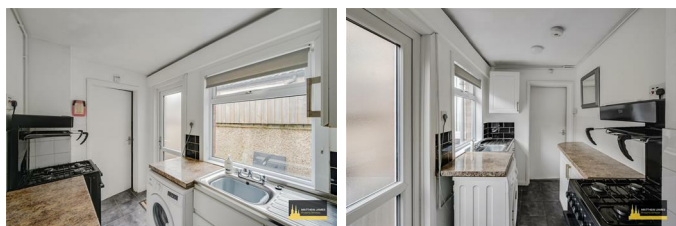
## Dining Room

12'11 x 10'11 (3.94m x 3.33m)



## Kitchen

8'10 x 5'6 (2.69m x 1.68m)



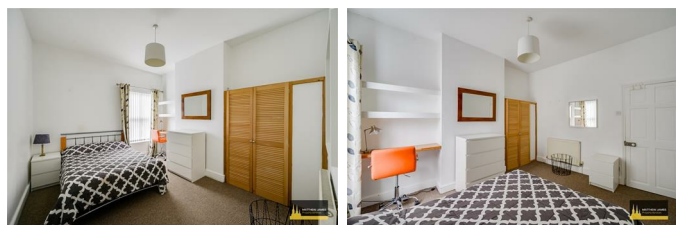
## Ground Floor Shower Room

6'8 x 5'5 (2.03m x 1.65m)



## Bedroom One

13'0 x 10'10 (3.96m x 3.30m)



## Bedroom Two

11'1 x 10'11 (3.38m x 3.33m)



## Rear Garden



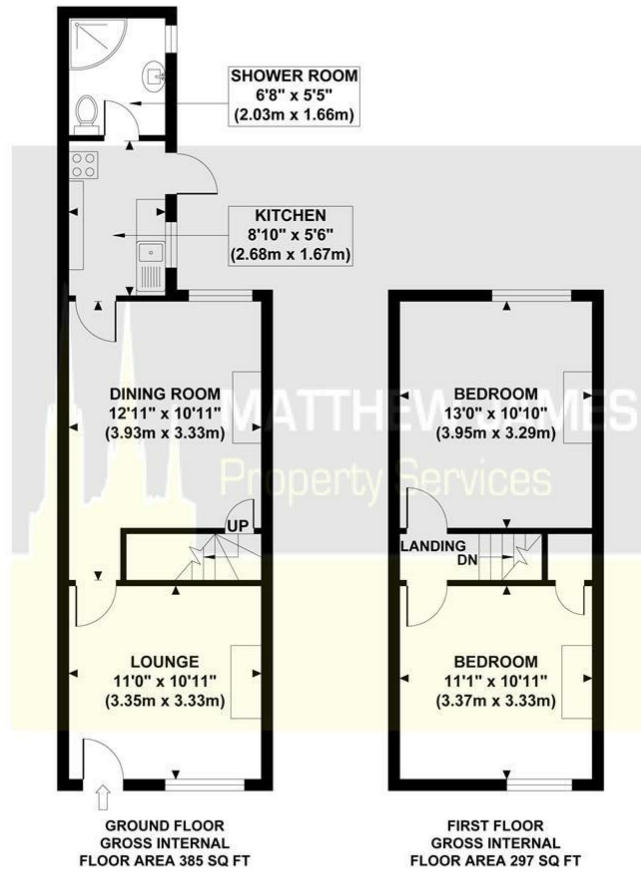
## Off Street Parking



# Floor Plan

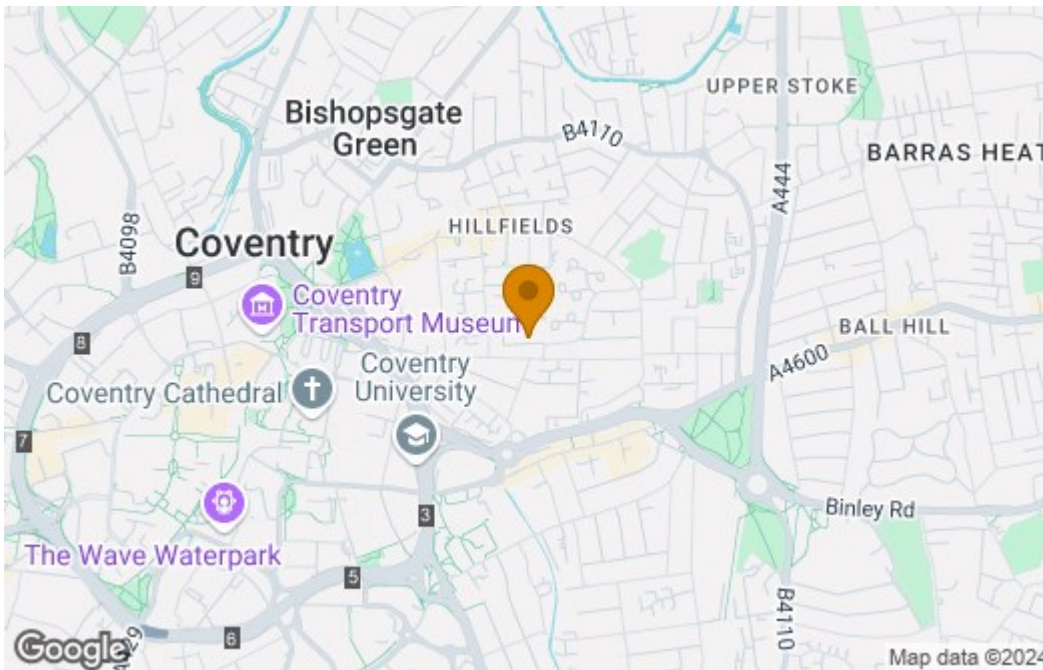
## 62 WINCHESTER STREET

Approximate Gross Internal Area 682 sq ft / 63.40 sq m

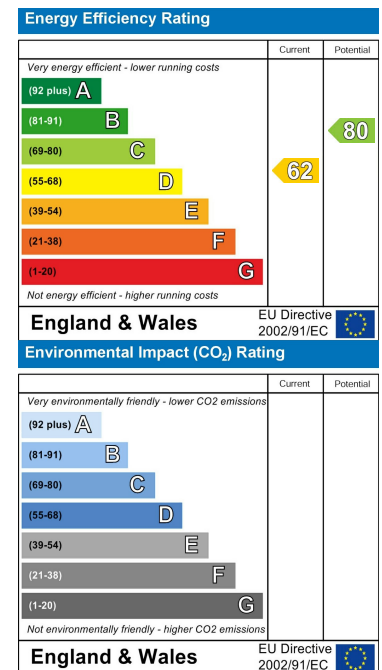


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

# 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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