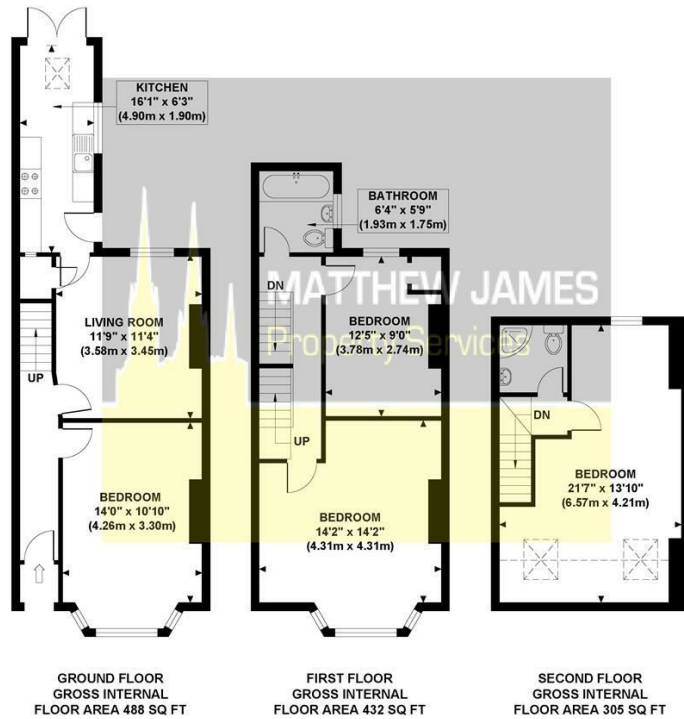


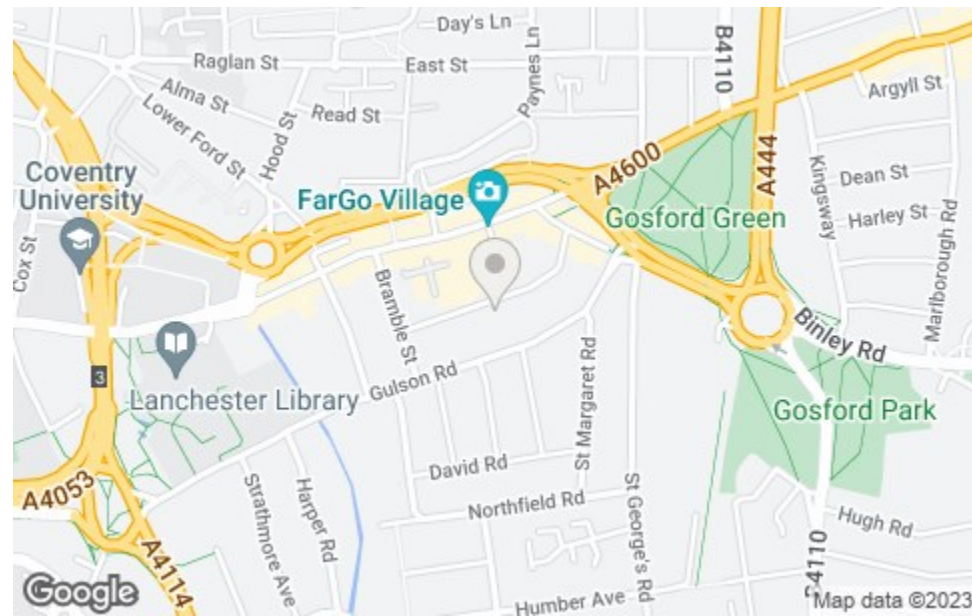
# Floor Plan

**GRAFTON STREET**  
Approximate Gross Internal Area 1225 sq ft / 113.80 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

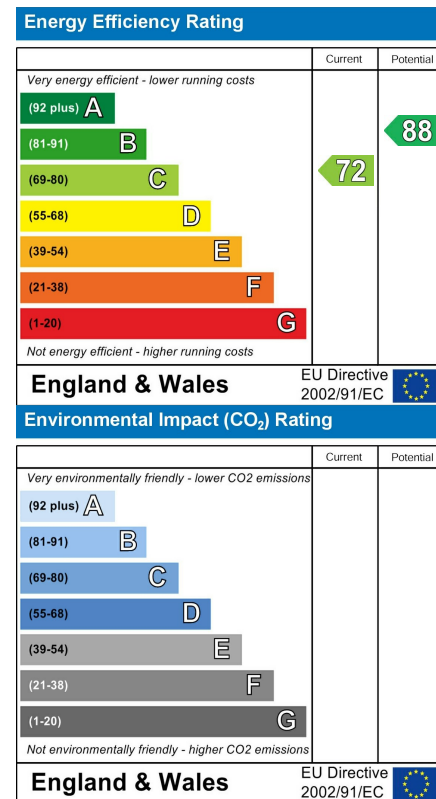


# Viewing

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



**51 Grafton Street**  
Stoke, Coventry CV1 2HX  
**£239,995**



### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY  
02477 170170

info@matthewjames.uk.com  
www.matthewjames.uk.com

Facebook  
Twitter



**Description**

FULLY LET FOR THE NEXT 7 MONTHS... ACHIEVING £1600 PER CALENDAR MONTH... FOUR DOUBLE BEDROOMS BASED OVER THREE FLOORS... CLOSE TO COVENTRY UNIVERSITY... GREAT LOCATION... PERFECT ADDITION TO YOUR PORTFOLIO... BEAUTIFUL CONDITION THROUGHOUT. A fantastic opportunity to acquire your next rental property located close to Coventry University. Fully let until end of August achieving £1600 per calendar month, its all ready to go for you! Briefly comprising of four double bedrooms, two bathrooms, communal room, kitchen dining room, PVCu double glazing throughout, newly installed Vaillant central heating boiler, based over three floors and has all the necessary certification in place. Would also make a great family home if tenants aren't your thing! We also have a walk around video we can send to you so give us a call now to express your interest!

- **\*\* Four Double Bedrooms \*\***
- **\*\* All Certified \*\***
- **\*\* Great Investment Property \*\***
- **\*\* Close To Coventry University \*\***
- **\*\* Great Addition For Portfolio \*\***
- **\*\* Fully Let For next 7 Months \*\***
- **\*\* Achieving £1600pcm \*\***
- **\*\* Perfect Location \*\***
- **\*\* Could Also Be Lovely Family Home \*\***
- **\*\* Walk Around Video Available \*\***

