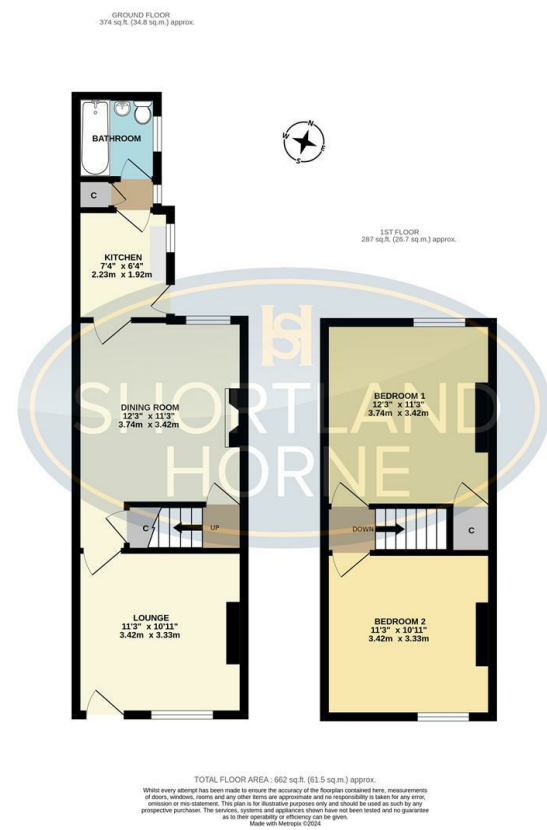
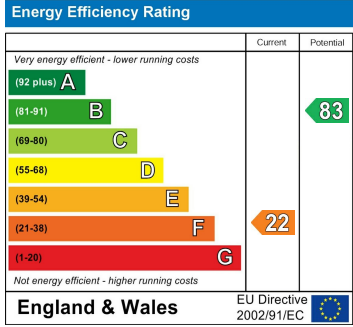


Floor Plan



EPC



DISCLAIMER
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

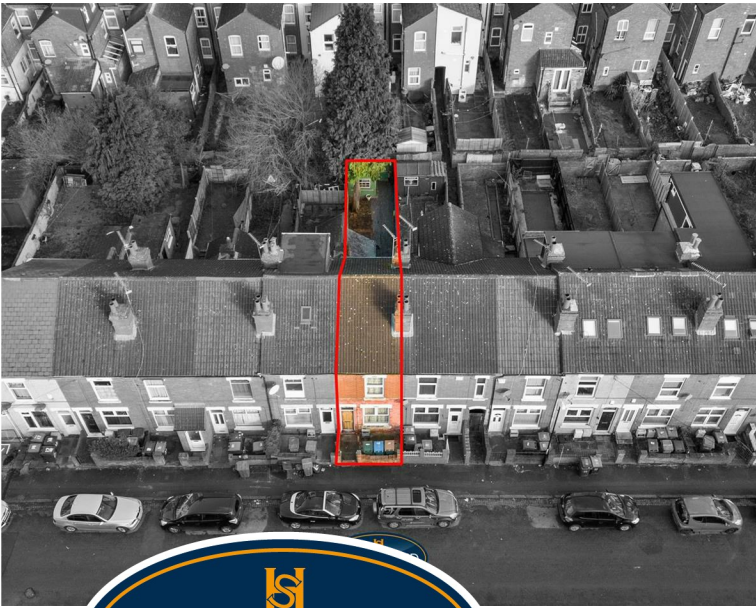
Purchase Procedure
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

Referrals
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



Shortland Horne Walsgrave Branch
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Other branches:
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10 Euston Place, Leamington Spa CV32 4LJ

call: 02476 442 288
email: sales@shortland-horne.co.uk
visit: shortland-horne.co.uk

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Dean Street
Stoke CV2 4FD



£130,000 | Bedrooms 2
Bathrooms 1

INVESTMENT OPPORTUNITY - CASH BUYERS ONLY - NO CHAIN

This two bedroom terrace just off Ball Hill, Coventry presents an ideal investment opportunity for a professional landlord looking to house students from nearby Coventry University.

Offered with no chain the property is in need of full renovation but with its high ceilings it is perfect for converting into an HMO.

To the ground floor there are two reception rooms plus kitchen and bathroom with garden at the rear.

To the first floor there are two double bedrooms and a cupboard giving access to the loft space.

Cash buyers only due to the EPC rating of F.

GOOD TO KNOW:
Tenure: Freehold
Vendors Position: No Chain
Parking Arrangements: Street Parking
EPC Rating: F
Total Area: Approx. 662 Sq. Ft



GROUND FLOOR

Lounge	11'3 x 10'11
Dining Room	12'3 x 11'3
Kitchen	7'4 x 6'4
Bathroom	

FIRST FLOOR

Bedroom 1	12'3 x 11'3
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Bedroom 2	11'3 x 10'11
OUTSIDE	
Rear Garden	