



PROPERTY  
SERVICES  
LIMITED



# 9 Marlborough Road , Coventry, CV2 4EN

Asking Price £310,000



**\*FANTASTIC INVESTMENT OPPORTUNITY\*** This Luxury 5 Bedroom Fully En-suited HMO Property Is For Sale In The CV2 area of Coventry. The property is currently rented on individual AST's achieving an income of £2,520pcm (including bills)

The property itself is to an excellent standard and meets all HMO regulations, it is within walking distance (15 minutes) to Coventry City Centre and comes fully equipped with high end furnishings, appliances & TV's, a ready made investment with an instant income.

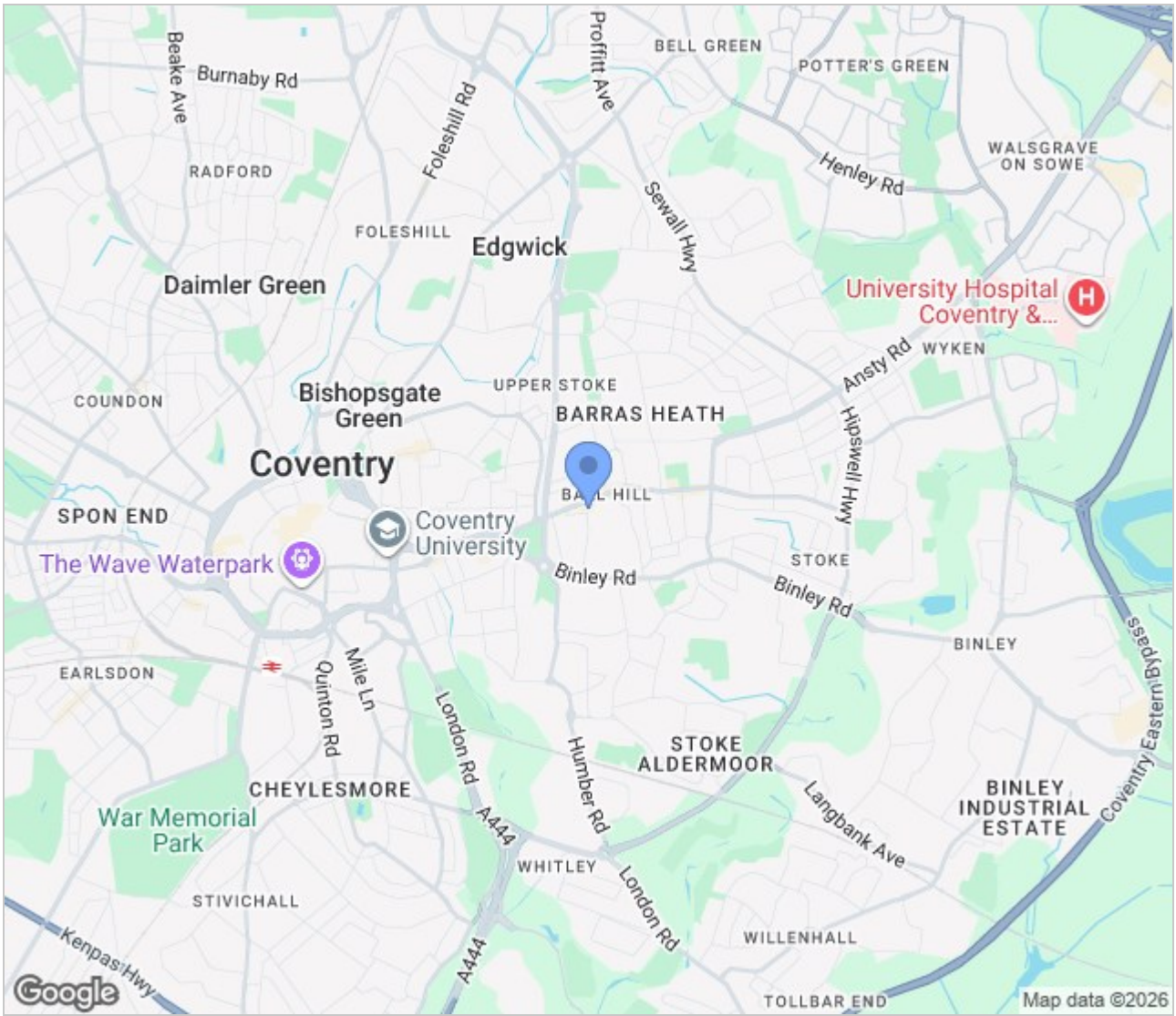
- \* Large open plan kitchen / living area with sky lantern
- \* Ground floor WC
- \* 5 Double bedrooms all of which contain an en-suite shower room and furnished to accommodate tenants requirements
- \* Garden to the rear of the property

Freehold & Available Immediately

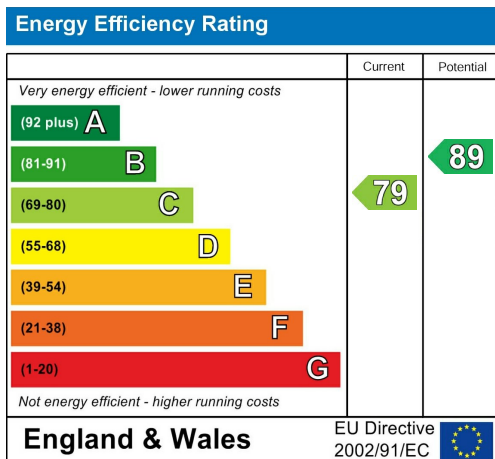
Asking price of £310,000 including all fixtures, fittings & content



## 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.

GLB Property Services Ltd  
9 Hay Lane  
Coventry, CV1 5RJ

T. 02476 433416

info@glbpropertyservices.com  
www.glbpropertyservices.com

