



Nicholls Street, Coventry, CV2 4GZ

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT

# Property Description

\*\*INVESTMENT OPPORTUNITY\*\*

AVAILABLE WITH A TENANT IN SITU!

Loveitts are pleased to welcome to the market this two bedroom middle terraced property situated in the Stoke/Hillfields area of Coventry. Benefiting from double glazed and gas central heating the property briefly consists of lounge, dining room, kitchen and ground floor bathroom. Upstairs there are two double bedrooms and outside is a rear garden.

With a potential rental income of approx. £10,200 a year this would make an ideal investment opportunity

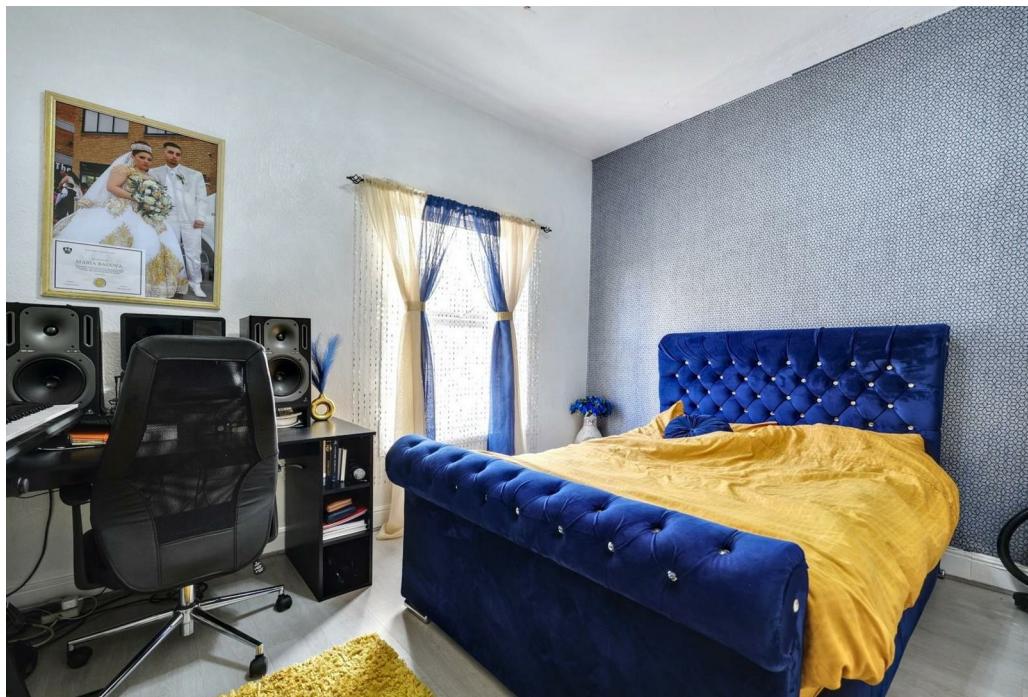
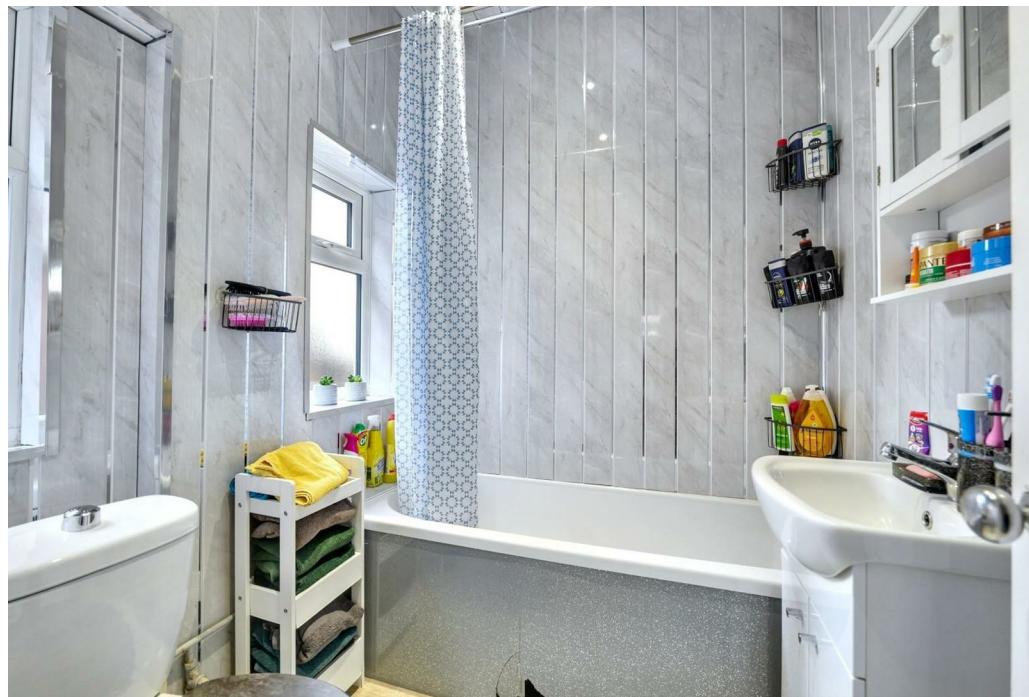
Call us now to arrange a viewing.



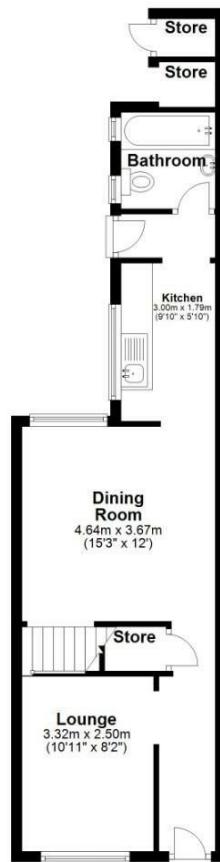
## Key Features

- Two Bedroom Property
- Middle Terraced Property
- Two Reception Rooms
- Ideal Investment Opportunity or First time buy
- Ground Floor Bathroom
- Close to City Centre
- EPC - D

**£145,000**



**Ground Floor**  
Approx. 42.1 sq. metres (453.7 sq. feet)



Total area: approx. 72.2 sq. metres (777.4 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

**First Floor**  
Approx. 30.1 sq. metres (323.7 sq. feet)



EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority  
Coventry City Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Loveitts Coventry (Sales) office  
on 02476 258421

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