

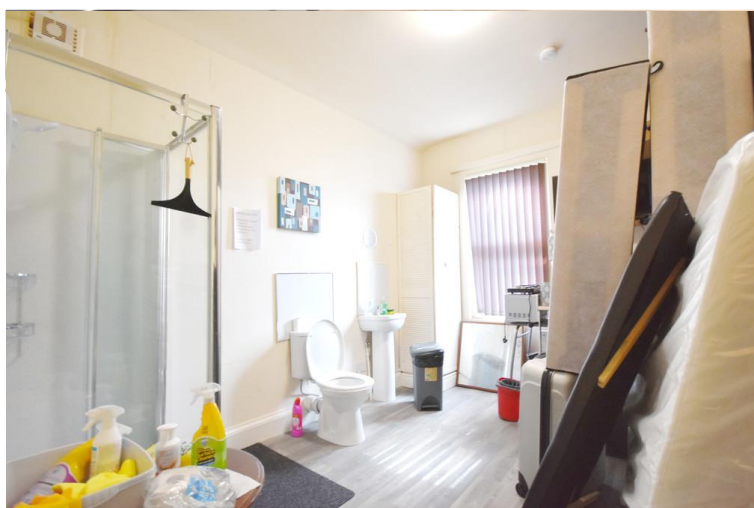


**Northumberland Road  
Coventry  
CV1 3AP**

- Investment opportunity
- Four bedsits and one self-contained flat
- Street parking
- Gas central heating

**Guide Price £325,000**  
EPC Rating 'D'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce to you, this mid-terraced house, converted into four bedsits with kitchenettes and one self-contained flat.

In the CV1 area of Coventry this is the PERFECT investment opportunity, currently let and will be sold with tenants in situ, you could expect a total rental income of £2,450 per calendar month.

With five generously sized bedrooms and three bathrooms – two of which are shared bathrooms – one reception room, a shared kitchen and a low maintenance outdoor living space.

With street parking and a short distance to Coventry City Centre, this is a great place for your tenants to call 'home'.

Call the award winning Cloud9 Estates TODAY to book your viewing!



### Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road  
 Coventry  
 Warwickshire  
 CV2 4ED

www.dou9estates.co.uk  
 sales@dou9estates.co.uk  
 02476 263 660

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements