



**Hartland Avenue
Coventry
CV2 3ES**

- Three-bedroom mid terraced home
- Bay windows
- Move in ready
- On road parking

Offers Over £240,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

WOW! Come and check out this VACANT three-bedroom home in the Upper Stoke area of Coventry. It's move in ready – what are you waiting for?

Cloud9 Estates is pleased to introduce to you, this much loved three-bedrooomed mid-terraced home on Hartland Avenue. This home is perfect for first time buyers and families. Investors can expect a rental income of approx. £1,100 per calendar month.

In brief this home comprises of, on the ground floor; a cosy and comfortable living room with bay windows overlooking Hartland Avenue, a light and bright kitchen and separate dining room to enjoy those home cooked meals and with double doors leading to the back garden.

Travel upstairs of this wonderful home and you will discover TWO double bedrooms and a single bedroom - which is currently being used as an office, and a family bathroom – perfect for a relaxing soak after a busy day!



To the rear of this home you will discover a secure outdoor living area, with a private decking area at the bottom, a patio and grass, the garden has everything you need to enjoy the sunshine!

Home is where the Hartland Avenue is – What ARE you waiting for? Call Cloud9 Estates TODAY!

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.



LIVING ROOM

4.15m x 3.30m max

DINING ROOM

3.84m x 3.22m max

KITCHEN

6.47m x 2.66m max

BEDROOM ONE

4.24m x 3.16m max



BEDROOM TWO
3.16m x 3.65m max
BEDROOM THREE
1.76m x 2.50m
BATHROOM
1.66m x 1.78m max



Ground Floor

1st Floor



Measurements are approximate. Not to scale. Illustration purposes only.
Made with Planner 5D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(39-54) E		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.doud9estates.co.uk
sales@doud9estates.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.