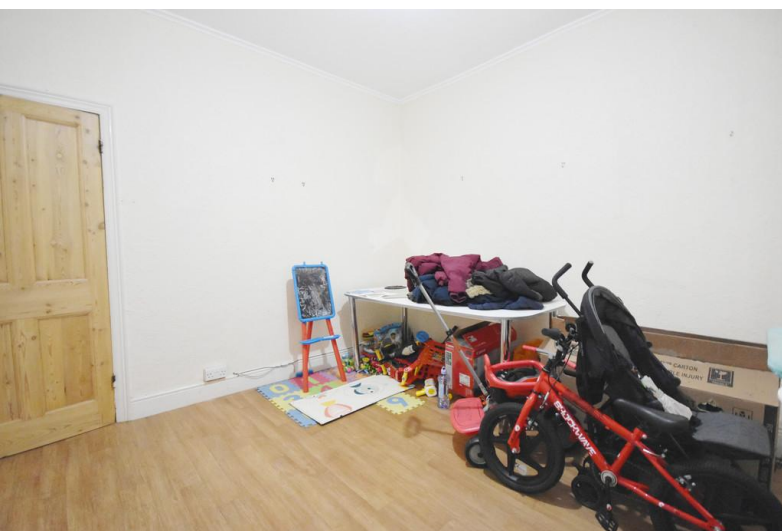




**Marlborough Road**  
**Coventry**  
**CV2 4EN**

- Front porch
- On road parking
- Fully double glazed
- Gas central heating

**Offers Over £145,000**  
EPC Rating 'D'





## Property Description

### ABOUT THE PROPERTY

Cloud9 Estates are delighted to introduce this well maintained TWO-bedroom, mid-terraced home. In the heart of CV2 this is the PERFECT investment opportunity and will be sold with tenants in situ, with a rental income of £950 per calendar month.

On the ground floor of this wonderful home, you will be greeted with TWO reception rooms, which can be used as a lounge and separate lounge / diner – the kitchen and shower room.

Upstairs are TWO double bedrooms – one benefiting from it's own ensuite – how cool is that!

To the rear of this home is great size outdoor living space – the perfect place to enjoy the weather or entertain.

Located just off the main road and a short distance to Coventry city centre – this home is in a great location!



What are you waiting for? Call 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.



#### LOUNGE

3.35m x 3.46m max

#### LOUNGE / DINER

3.70m x 3.35m max

#### KITCHEN

2.52m x 2.11m max

#### SHOWER ROOM

2.04m x 1.75m max

#### BEDROOM ONE

3.36m x 3.43m max

#### BEDROOM TWO

3.69m x 3.36m max



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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