



**Marlborough Road
Coventry
CV2 4EN**

- Two-bedroom mid-terraced home
- Street parking
- Gas central heating
- Fully double glazed

Offers Over £160,000
EPC Rating 'C'





Property Description

ABOUT THE PROPERTY

Cloud9 Estates introduces this TWO-bedroom, mid-terrace home. In the heart of CV2 this is the PERFECT investment opportunity and will be sold with tenants in situ.

On the ground floor of this well-maintained home are TWO reception rooms, the family kitchen and shower room.

Upstairs are TWO light and bright and double bedrooms – the perfect sizes for you and your family.

Situated off the main road – this home has great travel links with a direct route to Coventry city centre, and with local shops and nearby this is hot hot hot!

Don't wait – 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

2.17m x 3.42m max

LOUNGE / DINER

3.79m x 3.37m max

KITCHEN

2.04m x 3.49m max

SHOWER ROOM

1.88m x 1.71m max

BEDROOM ONE

3.25m x 3.30m max

BEDROOM TWO

3.25m x 3.65m max

Ground Floor

1st Floor



Measurements are approximate. See to view. Illustrative purposes only.
Made with Measure Suite

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

108 Walsgrave Road
Coventry
Warwickshire
CV2 4ED

www.cloud9estates.co.uk
sales@cloud9estates.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 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