





40 Lower Ford Street, Coventry, CV1 5PW

Offers Over £180,000

73 Barker Butts Lane, Coventry, CV6 1DU
024 7667 5288

sales@maisonestates.co.uk
https://maisonestates.co.uk/

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BTL INVESTORS - WITH SITTING FAMILY TENANCYGRANDE 3 BEDROOM VICTORIAN TERRACE WITH OFF-STREET PARKING, 2 BATH/SHOWER ROOMS & 2 LOUNGES*** in Prime location, CV1, on doorstep of COVENTRY UNIVERSITY, CITY CENTRE, BUS STATION, RING ROAD and plenty More... Popular location synonymous with Tenants.

2 2 1 D

Council Tax Band: A





SELLING WITH ESTABLISHED FAMILY TENANCY IN CENTRAL COVENTRY

GRANDE 3 BEDROOM, HIGH SPECIFICATION EXTENDED VICTORIAN TERRACE WITH OFF-STREET PARKING in Prime location, CV1, attracting Professional and Student Tenants, being on doorstep of COVENTRY UNIVERSITY and boasting exceptional amenities of CITY CENTRE; Pool Meadow Bus Station, Ring Road, Schools, a plethora of retailers, restaurants and bars catering for a range of cuisines, sports and leisure facilities and plenty More... Also synonymous with tourists, with prominent historic, cultural, and entertainment attractions: Coventry Transport Museum, The Herbert Art Gallery and Museum, Coventry Cathedral, Fargo Village and much More...

Well maintained and in current ownership since 2007, the property features:
- 2 Lounges (front and modern rear extension).
- Fitted kitchen.
- Downstairs shower/cloak room.
- 3 DOUBLE bedrooms (2 first floor and 1 ground floor). Could also function as a 4 bed.
- Large family bathroom with separate tub and shower.
- 2 W/C's.
- Low maintenance Gardens (rear with shed).
- Gated off street PARKING.

TENURE:
- Freehold.
- No Chain.
- Council Tax Band: A.
- Rented for £1000 pcm under an Assured Shorthold Tenancy (now an Assured Periodic Tenancy) since January 2022.

Note:
- Electrical installation condition report (EICR) expires 3/6/2031.
- Gas Safety Certificate expires 17/7/2027.
- Energy Performance Certificate (EPC) expires 7/10/2031.
- Building regulations and planning consents held for extension.
- Gutters recently cleared.

A GREAT OPPORTUNITY TO BUY INTO CITY CENTRE LOCATION WITH PARKING.....
Contact MAISON Estates.

Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

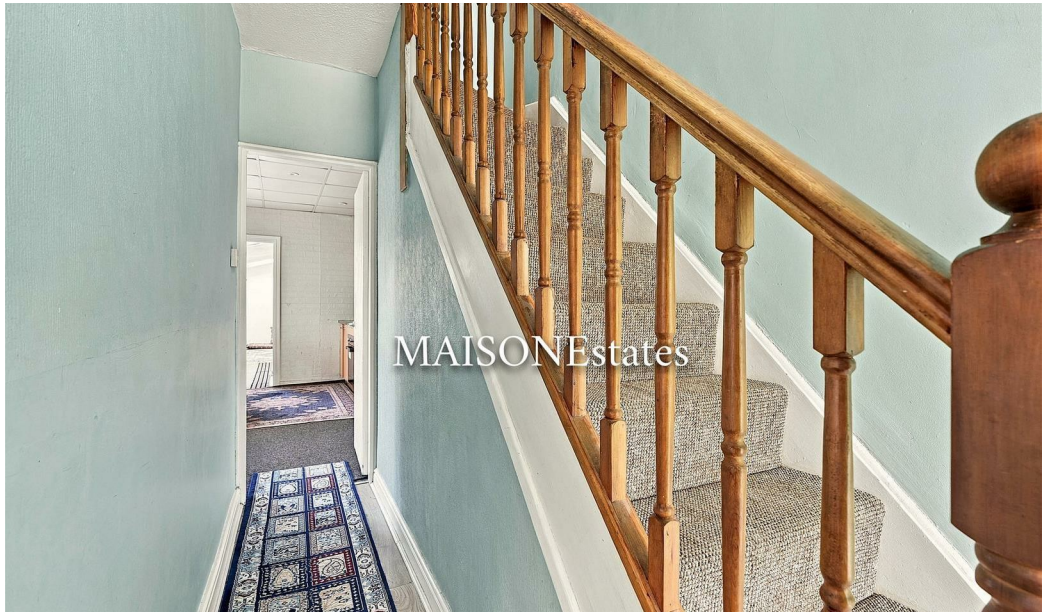
The photographs depict certain parts of the property. Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

MONEY LAUNDERING REGULATIONS 2003
Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

Consult MAISON Estates for further information.


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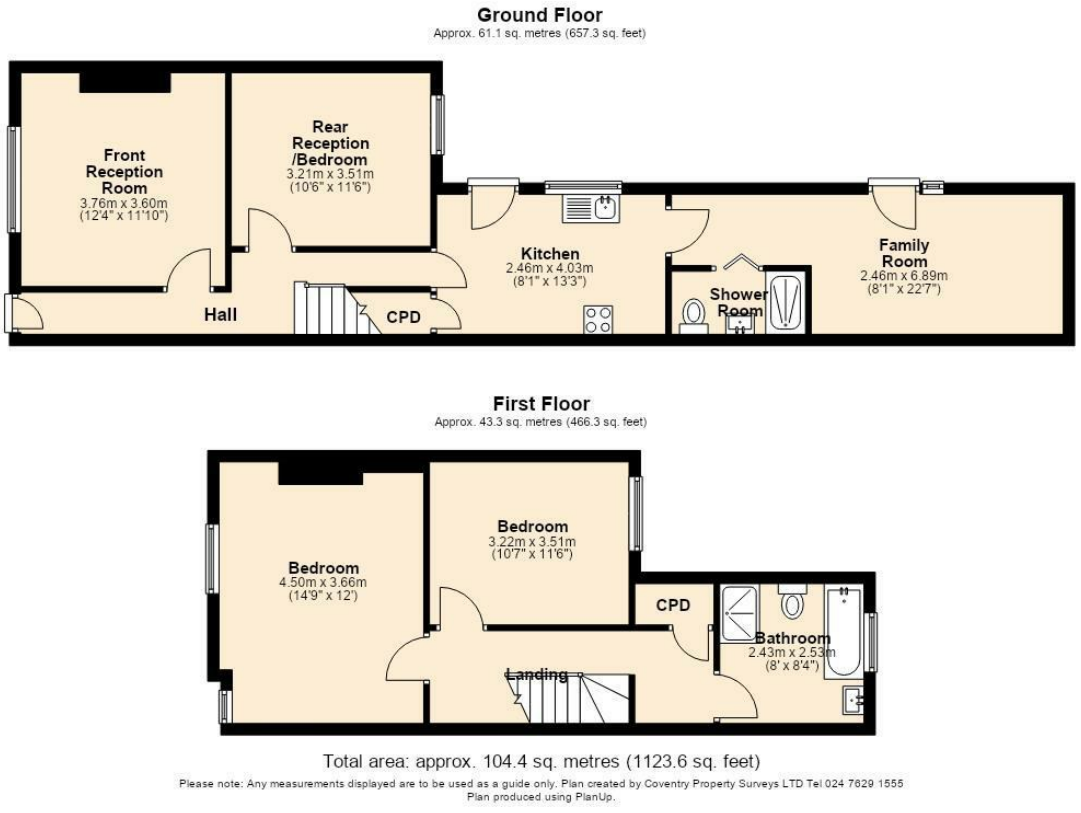

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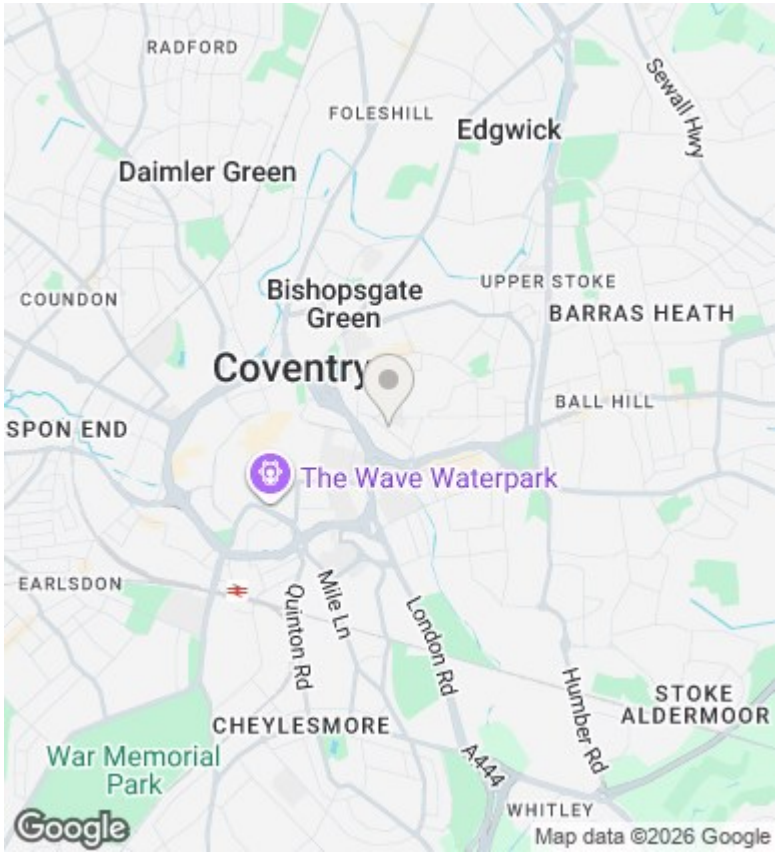

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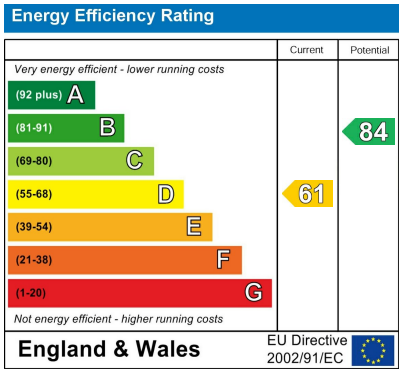
Directions

Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

Council Tax Band

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