



HR ESTATE AGENTS

2 Bedrooms

House - Terraced

Offers Over

£140,000

Located in

Coventry





Broad Street

Coventry | CV6 5AX



Thomas Olver is delighted to present this excellent opportunity to acquire a charming two-bedroom terraced home, ideally situated on Broad Street, Coventry, CV6. Perfect for first-time buyers eager to step onto the property ladder or savvy investors looking for a strong addition to their portfolio

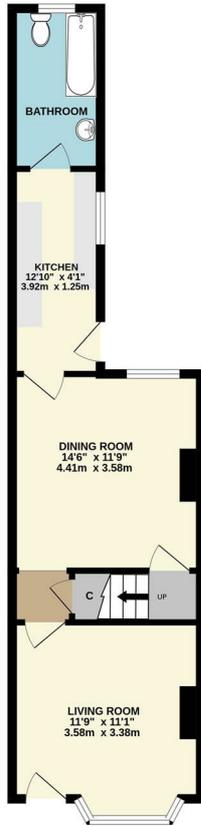
Broad Street

£140,000 Freehold

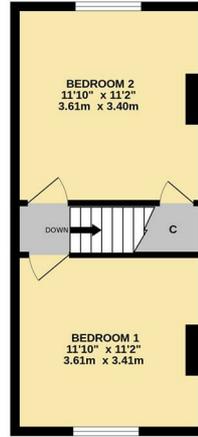


- Ideal first time purchase or investment!
- Gas Central Heating
- NO CHAIN
- Investment Opportunity
- Close To Amenities
- New Boiler
- First Time Buyers

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band A

Local Authority

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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CV3 4FJ

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