



54 Oxford Street, Hillfields, Coventry. CV1 5EH

A fantastic investment property located within easy walking distance of Coventry centre and university and comprising of two double bedrooms, two reception rooms, modernised and improved to a high standard throughout with a modern fitted kitchen and bathroom. The property is currently rented out for £750 per calendar month and will be sold with no upward chain.



Offers in Region of £175,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- Fantastic investment property close to city centre and university
- Two large bedrooms and two reception rooms
- Modern fitted kitchen and bathroom
- Well presented throughout
- Currently generating a rent of £750 per calendar month
- Sold with no upward chain
- Energy Rating - D



ROOM DESCRIPTIONS

Living Room

3.43m x 3.328m (11' 3" x 10' 11")

A double glazed door gives access into the living room.

Dining Room

4.00m x 3.29m (13' 1" x 10' 10")

Fitted Kitchen

3.24m x 1.85m (10' 8" x 6' 1")

Lobby

With access to rear garden.

Bathroom

With modern white suite and shower.

Stairs Lead To

First floor landing.

Bedroom One

3.42m x 3.28m (11' 3" x 10' 9")

Bedroom Two


4.10m x 3.28m (13' 5" x 10' 9")

Outside to the Rear

There is an enclosed courtyard garden.

FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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