



ROBIN JONES
ESTATE AGENTS



23 Alderney Close, Holbrooks, Coventry, West Midlands. CV6 4FG

This well presented corner end terraced property incorporates well planned two bedroomed accommodation and must be internally viewed to be fully appreciated. Currently let on an assured shorthold tenancy at £640 per calendar month rent, being occupied by the current tenant for approximately four years therefore representing an ideal buy to let investment with the possibility of acquiring the current tenant. The property would also make an ideal first time buy and is to be sold with no chain. There is gas central heating and uPVC double glazing and incorporates open plan hallway with archway to the kitchen, full width lounge with patio doors to the rear garden and two bedrooms, one with built in wardrobes, and a bathroom with shower. There is direct access to a car parking bay and a fully fenced rear garden. Being well served by local shops on Rotherham Road, local schools and bus services as well as being within easy access of the city centre and A444 to both Coventry and Nuneaton.



£175,000 Freehold

PROPERTY DESCRIPTION

This well presented corner end terraced property incorporates well planned two bedroomed accommodation and must be internally viewed to be fully appreciated. Currently let on an assured shorthold tenancy at £640 per calendar month rent, being occupied by the current tenant for approximately four years therefore representing an ideal buy to let investment with the possibility of acquiring the current tenant. The property would also make an ideal first time buy and is to be sold with no chain. There is gas central heating and uPVC double glazing and incorporates open plan hallway with archway to the kitchen, full width lounge with patio doors to the rear garden and two bedrooms, one with built in wardrobes, and a bathroom with shower. There is direct access to a car parking bay and a fully fenced rear garden. Being well served by local shops on Rotherham Road, local schools and bus services as well as being within easy access of the city centre and A444 to both Coventry and Nuneaton.

FEATURES

- Well presented modern end terraced
- Compact well planned accommodation
- Currently let at £640 per calendar month
- Ideal buy to let investment or first time buy
- Full width lounge
- Open plan kitchen with hob and oven
- Two bedrooms, one with built in wardrobes
- Bathroom with shower
- Direct access to car parking space and enclosed rear garden



ROOM DESCRIPTIONS

Porch Entrance

With patterned double glazed entrance door leading to:

Open Plan Hallway

0.86m x 4.05m (2' 10" x 13' 3")

With built in cupboard beneath the stairs and open archway to:

Open Plan Kitchen

2.60m x 3.31m (8' 6" x 10' 10")

With a range of base and wall cupboards finished in grey incorporating four ring gas hob with extractor cooker hood above and electric oven beneath, space for washing machine, space for tumble dryer and wall mounted Halstead gas fired central heating boiler.

Full Width Lounge

3.60m x 3.15m (11' 10" x 10' 4")

With staircase to the first floor and uPVC double glazed doors leading out to the rear garden.

First Floor Landing

1.46m x 1.81m (4' 9" x 5' 11")

With access to the loft space.

Bedroom One (Rear)

3.62m x 3.17m (11' 11" x 10' 5")

With two double built in wardrobes, one with mirrored front.

Bedroom Two (Front)

2.08m x 3.20m (6' 10" x 10' 6")

With built in wardrobe cupboard under the stairs recess.

Bathroom

1.49m x 2.46m (4' 11" x 8' 1")

With three piece suite together with chrome shower unit.

Outside

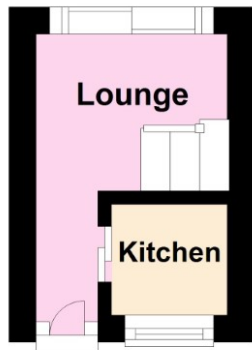
There is direct access to a tarmac car parking bay, fully fenced rear garden with paved terrace and lawn, garden shed and rear pedestrian access.

Important Agent's Note

Robin Jones, for themselves and the vendors of this property, whose Agents they are, give notice that these particulars are intended to give a fair and substantially correct overall description for the guidance of intended purchasers and do not constitute any part of an offer or contract. Prospective purchasers and lessees should obtain their own professional advice. All dimensions, descriptions, areas, reference to condition and necessary permissions for use and occupation and any other details are given in good faith and are believed to be correct but any intended purchaser should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to correctness. No person in the employment of Robin Jones has any authority to give or make representation or warranty whatsoever in respect of this property or enter into any contract on behalf of Robin Jones or the vendor. No responsibility can be accepted for any expense incurred by intended purchasers in inspecting properties that have been sold, let or withdrawn. All measurements are approximations. We endeavour to make our particulars as helpful as possible, however if there is any matter which is of particular importance to you, please contact our office and we will be pleased to see if we can obtain information for you. Robin Jones will require identification documentation and evidence of private address before entering into any transaction under current Money Laundering Regulations. The floor plan is for reference purposes only and should not be relied upon as a Statement of Fact.

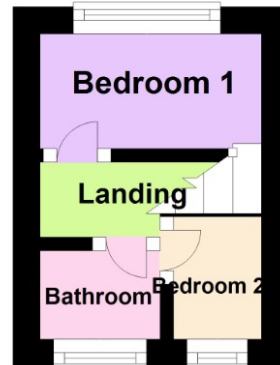
Ground Floor

Approx. 2.9 sq. metres (31.7 sq. feet)




First Floor

Approx. 3.7 sq. metres (39.9 sq. feet)



Total area: approx. 6.7 sq. metres (71.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(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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