



© Estate Culture

# Edmund Road, Coventry

£159,500 Freehold

Coventry (CV1): 2 Bed Terrace - Fantastic Value!

## Description

Estate Culture Ltd. is thrilled to present to the market this charming and well-proportioned two-bedroom terraced property located at Edmund Road, Coventry, CV1.

Offered at an attractive price of £159,500 with the benefit of a quick sale desired by the vendor, this residence presents a fantastic opportunity for first-time buyers eager to step onto the property ladder or astute buy-to-let investors looking to expand their portfolio in a sought-after rental area.

Step inside to discover a home that boasts two separate reception rooms, offering flexible living spaces perfect for relaxing, entertaining, or even creating a dedicated home office. The layout flows seamlessly into a neat kitchen, ready for you to put your own stamp on it.

Upstairs, you will find two comfortable bedrooms, providing private and peaceful retreats.

The property also features a practical bathroom downstairs, catering to your everyday needs.

Outside, the property benefits from both a back and front garden, offering valuable outdoor space. Imagine enjoying a morning coffee or evening relaxation in your private rear garden.

This delightful home further benefits from gas central heating and



double-glazed windows throughout, ensuring warmth, energy efficiency, and peace and quiet all year round.

Located on Edmund Road in Coventry, this property enjoys a convenient position within a well-regarded residential area.

Coventry offers a vibrant city life with a rich history and modern amenities.

Residents benefit from easy access to a range of local shops, schools, and parks, fostering a strong sense of community.

The area also boasts excellent transport links, providing convenient access to the city centre, surrounding towns, and major road networks, making commuting a breeze.

For investors, this location is particularly appealing due to its consistent demand from tenants, ensuring a reliable rental income.

This property at Edmund Road is more than just a house; it's a wonderful opportunity to create a home or a valuable investment in a thriving location.

Don't miss out on this chance to secure a fantastic property at a very attractive price.

Contact Estate Culture Ltd. today to arrange a viewing and take the first step towards making this house your own!

Council Tax Band: A (Coventry City Council)

Tenure: Freehold

Garden details: Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL

**Tenure**

Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
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