

Marlborough Road, Stoke, Coventry CV2 4EN  
£165,000

archerbassett  
LETTINGS AND SALES

\*\*\*CURRENTLY ACHEIVING A RENTAL INCOME OF £8340PA\*\*\* A well presented two bedroom mid-terraced home with central heating and double glazing which is an ideal first time or investment purchase. The property is well situated close to local amenities and has easy access to public transport. Briefly comprising of two large reception rooms, with one having a feature fireplace and under stair storage. A modern kitchen with a range of wall and base units and a part tiled family bathroom which incorporates a bath with shower over, w/c and hand wash basin. To the first floor are two well proportioned double bedrooms . Externally there is a lawned garden to the rear and a low maintenance garden to the front.

### Kitchen

**11'5" x 6'6" (3.48m x 1.98m)**

Double glazed window to side, modern kitchen with a range of wall and base units

### Reception 1

**11'2" x 10'10" (3.40m x 3.30m)**

Double glazed window to front with UPVC front door. Spacious front reception room with carpet.

### Reception 2

**11'0" x 10'10" (3.35m x 3.30m)**

Double glazed window to rear, built in under stair storage, large room with feature fireplace and carpet.

### Bathroom

**5'9" x 6'11" (1.74m x 2.11m)**

Double glazed window to side with privacy glass, part tiled bathroom with white suite to include shower over bath, w/c and hand wash basin.

### Bedroom 1

**11'2" x 10'10" (3.40m x 3.30m)**

Double glazed window to front, spacious double bedroom with carpet.

### Bedroom 2

**12'2" x 10'10" (3.70m x 3.30m)**

Double glazed window to rear, large double room with carpet.

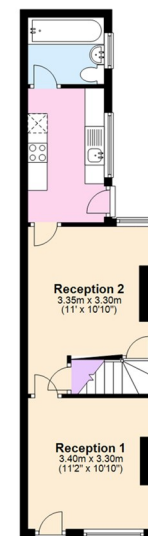
### Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

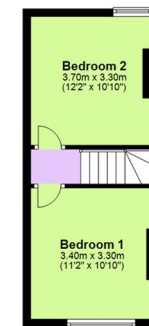
### Viewings

Viewings are strictly by appointment only via Archer Bassett.

**Ground Floor**  
Approx. 36.8 sq. metres (396.5 sq. feet)

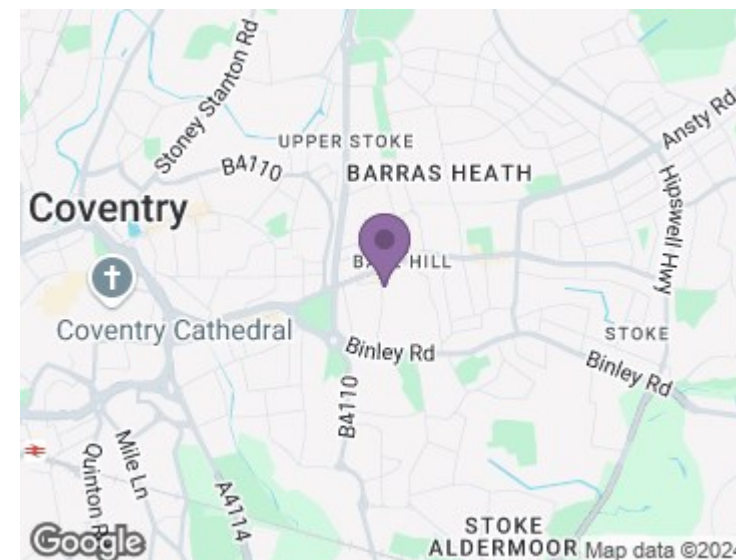


**First Floor**  
Approx. 27.1 sq. metres (291.5 sq. feet)



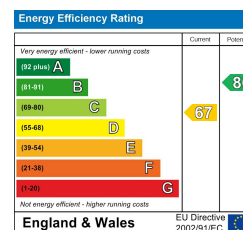
Total area: approx. 63.9 sq. metres (687.9 sq. feet)

This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanUp.



### **DISCLAIMER**

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