



Melville Road, Coundon, Coventry CV1 3AL  
Offers In The Region Of £225,000

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LETTINGS AND SALES



This double bayed terraced town house has been converted in two self contained flats and is offered for sale with each flat having its own separate leasehold along with the freehold for the building in its entirety, the annual estimated rental income for property is £13,200 with scope to increase this figure. The ground floor flat comprises of an entrance hall, spacious lounge with bay window, double bedroom, bathroom with white suite and kitchen with a range of wall & base units and access out to the rear communal garden. The first floor flat is accessed from stairway from the ground floor and comprises of an hallway with doors off to the spacious lounge/diner with bay window, double bedroom, bathroom with white suite and kitchen to the rear with a range of wall & base units and a UPVC door leading to the stairwell down to the communal rear garden. The house was converted a number of years ago into two separate flats by one of Coventry's former housing associations and one flat is currently tenanted. Energy Rating Flat A - D, Energy Rating Flat B - D

### Flat B - Bathroom

Part tiled bathroom with white suite.

### Flat B - Kitchen 12'9" x 9'5" (3.89m x 2.89m)

Kitchen with a range of fitted units & UPVC door leading out to the stairs down to the rear communal garden.

### Viewing Arrangements

Viewings are strictly by appointment only via Archer Bassett.

### 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.



### Flat A - Lounge

15'2" x 8'7" (4.63m x 2.63m)

Spacious lounge with bay window.

### Flat A - Bedroom

12'4" x 8'7" (3.76m x 2.63m )

Double bedroom situated to the rear of the property.

### Flat A - Bathroom

Part tiled with white suite.

### Flat A - Kitchen

13'0" x 8'2" (3.98m x 2.50m)

Good size kitchen with a range of fitted units and door leading out to the rear communal garden.

### Flat B - Lounge/Diner

15'3" x 15'10" (4.65m x 4.84)

Spacious lounge/diner with large bay window.

### Flat B - Bedroom

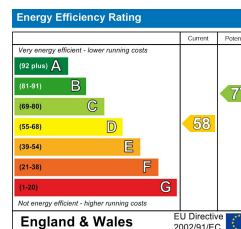
12'3" x 10'2" (3.75m x 3.12m)

Double bedroom situated to the rear of the property.



### **DISCLAIMER**

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