



## 3 bed semi-detached house to buy in CV4

Howcotte Green, Canley, Coventry, West Midlands, CV4 8BP

**£110,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Three Bedrooms
- ✓ Kitchen
- ✓ Modern Bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

A spacious property located in the popular residential area of Canley, offering excellent potential for investors, landlords or buyers looking for a refurbishment project. Conveniently positioned close to local amenities, transport links, the University of Warwick and easy access to Coventry city centre.

The accommodation briefly comprises an entrance hallway, generous lounge, fitted kitchen with access to the rear, and well-proportioned bedrooms. Externally, the property benefits from a rear garden and useful outbuilding/storage space.

The property would benefit from a programme of refurbishment throughout, presenting an excellent opportunity to add value and create a strong rental investment or family home.

Situated in a well-established location with strong rental demand, this property is ideally suited to investors seeking a project with long-term potential.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached house

Parking: On Street

Year built: 1950

Construction materials: Steel frame construction

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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