



## 118 Widdrington Road, Coventry, CV1 4EN

Price **£172,500**



- Beautifully refreshed bay-fronted period mid-terraced home
- Two separate reception rooms, including a generous dining room
- Two bedrooms, the principal a genuine double
- Gas central heating, double glazing and Council Tax Band A
- Walking distance of the city centre and Coventry University
- Brand new kitchen and bathroom, new carpets and full redecoration — nothing to spend
- Front living room previously used as a third bedroom
- Enclosed rear garden with gated rear access
- No onward chain
- Would let at £1,000–£1,100 pcm — a gross yield of around 7–8%

A handsome bay-fronted period terrace, comprehensively refreshed throughout by the current owner and offered in genuinely move-in-ready condition.

The work is already done. A brand new kitchen, a brand new bathroom, new carpets and full redecoration mean there is nothing to spend, and with gas central heating, double glazing and Council Tax Band A the running costs stay low.

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