



## 64 Holborn Avenue, Coventry, CV6 4FZ

Price **£175,000**

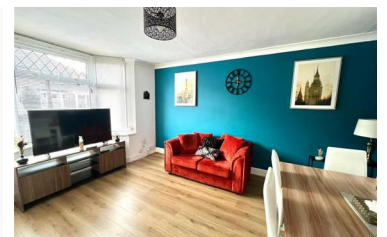


- 7.2% gross rental yield (£1,050 PCM / £12,600 p.a.) — income from day one
- Two purchase routes: retain the tenancy as a turnkey investment, or pursue vacant possession
- Newly refurbished kitchen with ample worktop space
- Convenient downstairs WC
- Three-bedroom home, currently let to a sitting tenant — no void period
- Vacant possession available under existing Section 21 notice (expires 6 July 2026, subject to tenant vacating)
- Bright, spacious living area in neutral tones
- Two generously sized bedrooms plus a third smaller bedroom — ideal as child's room, office, or dressing room

FOR SALE — £175,000 | 7.2% GROSS YIELD

7.2% gross yield, fully let, no void period. £175,000 buys you a three-bedroom Coventry home that pays from day one — £12,600 a year already coming in.

Tutis Estates are pleased to present this well-appointed three-bedroom home on Holborn Avenue, Coventry — comfortable living space, a newly



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