



Gillquart Way, Parkside, Coventry CV1 2UE

Guide Price £350,000



## Gillquart Way,

Parkside, Coventry CV1 2UE

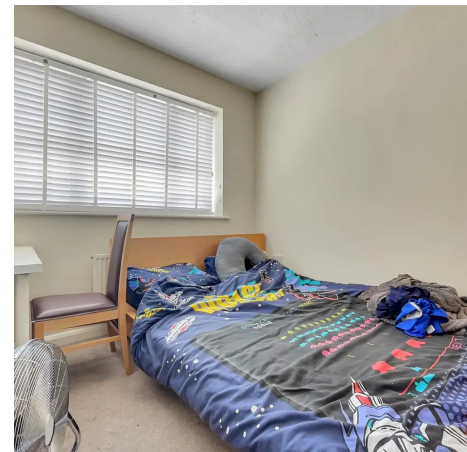
Very spacious and extended three storey modern town house INVESTMENT PROPERTY within easy walking distance of City Centre, Coventry University and Station. Well presented with central heating and double glazing. Currently let out until August 2023 at £1600 pcm. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Currently let until August 2023 at £1600pcm
- Living room, kitchen and shower room
- Master bedroom with ensuite shower room
- Gardens to front and rear. Two Tandem parking spaces
- End terraced three storey modern INVESTMENT PROPERTY
- Three further bedrooms and bathroom



## GROUND FLOOR

### ENTRANCE HALL

with radiator.

### FRONT LIVING ROOM

with radiator and fireplace.

### SHOWER ROOM

with corner shower cubicle, washbasin and WC.

### REAR RECEPTION ROOM / BEDROOM 4

with double glazed french doors to garden.

### KITCHEN

with matching range of built in units.

## FIRST FLOOR

with landing.

### LANDING

with staircase to second floor.

### BEDROOM 1 (FRONT)

### BEDROOM 2 (REAR)

### BATHROOM

with white suite.

### MASTER BEDROOM

of good size with front dormer window and range of built in wardrobes.

### MODERN ENSUITE SHOWER ROOM

### OUTSIDE

Gardens to front and rear with two tandem parking spaces at the side.



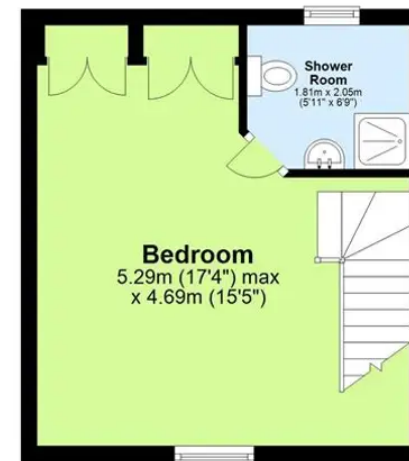
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 108.3 sq. metres (1165.8 sq. feet)

This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

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