

Bolingbroke Road, Coventry, CV3 1AR

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Bolingbroke Road || CV3 1AR

£200,000



\*\*\*Attention Investors\*\*\*

Good location for Coventry University

Rental Income potential  
£24,000 PA

This 4 bed, 3 En-suite property is split over 3 floors and is situated in a popular location which is close to all local amenities as well as Coventry University. There is a communal lounge area as well as a kitchen. Call now to avoid missing out on this property.

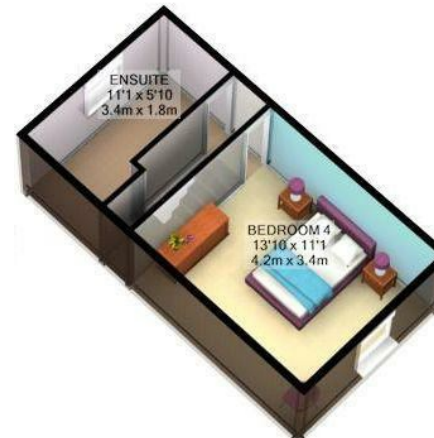
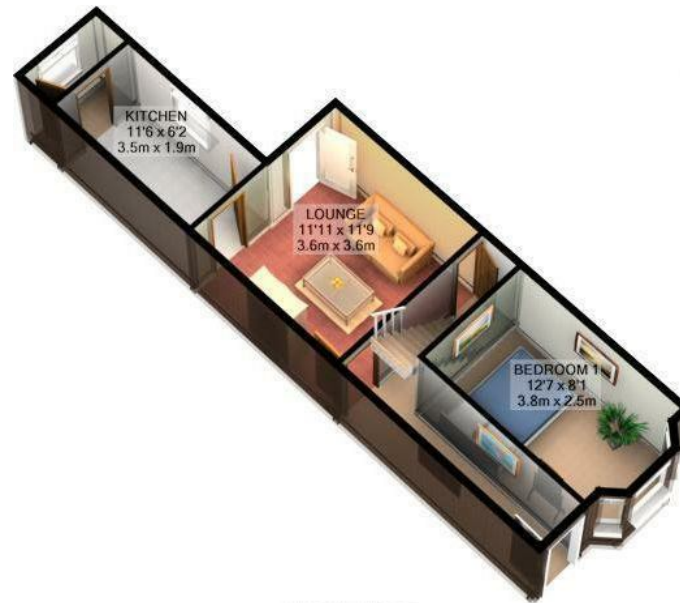




Call me  
to book a  
viewing



- 4 LETTABLE ROOMS
- 3 EN-SUITES
- IDEAL INVESTMENT
- MODERN KITCHEN
- LOUNGE AREA
- STUDENT AREA
- £26,400.00GBP RENTAL 2017/18
- WELL PRESENTED
- SQ FT TBC
- ENERGY RATING TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	54	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Newman Property Services Ltd. Registered Office: 1 Regent Street, Rugby, CV21 2PE. Registered in England & Wales: 4018410. VAT Registration No. 754 0628 33

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