



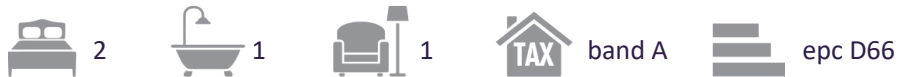
Coopers

16 Ranby Road,
Stoke, Coventry



16 Ranby Road, Stoke, Coventry, CV2 4GS

A comfortable and well presented two bedroom home with gas central heating and double glazing. Situated in a highly convenient location near City Centre and University.



This home is offered for sale with no upward chain and has the benefit of a pleasant neat rear garden with rear car access. There are two bedrooms upstairs and front living room, neat dining kitchen and bathroom downstairs.

- Well presented mid terraced home with gas CH and double glazing
- Convenient location close to the City Centre and Coventry University
- Two bedrooms
- Living room, dining kitchen and bathroom
- Near rear garden and rear car access
- Offered for sale with no upward chain

£121,000



Front Reception Room



Dining Kitchen



Bathroom



Front Bedroom 1



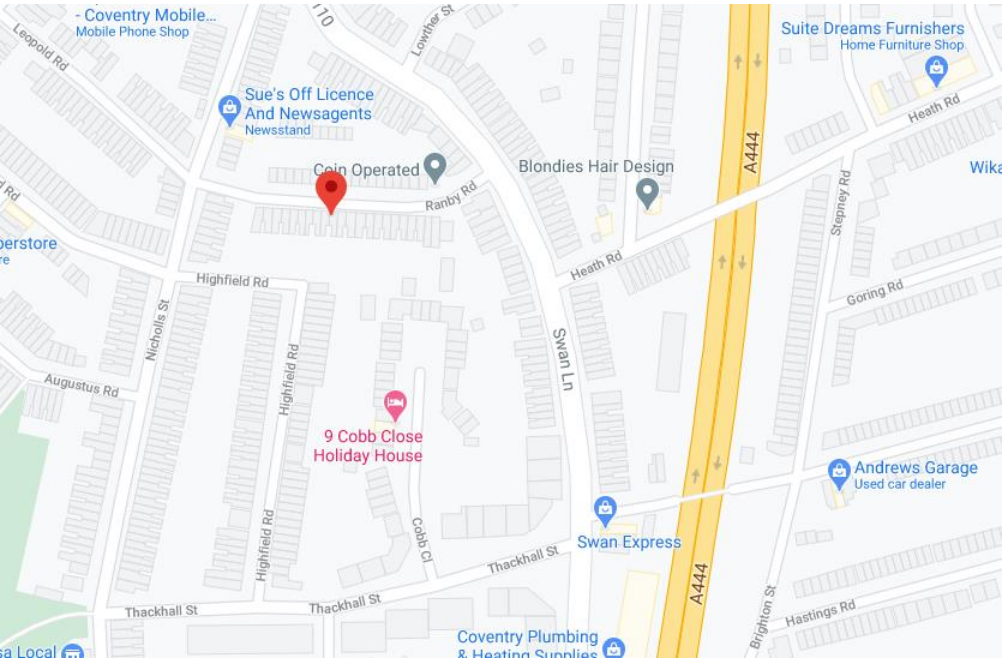
Rear Bedroom 2



Front Reception Room



Dining Kitchen



Rear Garden

Tenure
We are verbally told that this property is Freehold. This will be checked through Solicitors.

Fittings & Fixtures
Only the fittings and fixtures mentioned herein are included within the proposed sale of this property. All others are specifically excluded unless otherwise agreed in writing.

Council tax
According to valuation Office Website enquiries this property is in Band A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROSS INTERNAL AREA
 FLOOR 1: 333 sq ft, 31 m², FLOOR 2: 267 sq ft, 25 m²
 TOTAL: 601 sq ft, 56 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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