

**LOT  
14**

**135 Melbourne Road, Earlsdon,  
Coventry CV5 6JJ**

**\*Guide Price: £120,000 - £140,000**



## **DESCRIPTION**

2 bedroom terraced property in need of some modernisation. Located within close proximity to the city centre, to the west of the ring road. Ideal investment opportunity.

## **ACCOMMODATION**

### **GROUND FLOOR**

Lounge: 14ft 3in max x 11ft 1in max

Dining room: 11ft 1in max x 11ft 4in

Kitchen: 10ft 4in x 6ft 6in

Bathroom

### **FIRST FLOOR**

Bedroom 1: 11ft 1in max x 11ft 5in

Bedroom 2: 11ft 6in max x 11ft 2in max

## **TENURE**

Freehold with vacant possession.

## **EPC RATING: TO BE CONFIRMED**

## **ADDITIONAL COSTS**

Administration Fee: £675 (£562.50 plus VAT)

Please see the legal pack for any further costs.