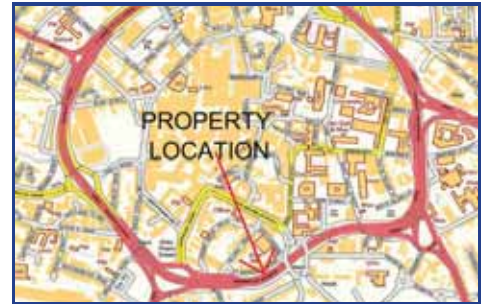


**LOT
27**

45 St. Patricks Road, City Centre, Coventry, CV1 2LP

***Guide Price: £275,000 - £295,000**



DESCRIPTION

Unique opportunity - 6 bedroom three storey property city ring road. HMO licence held by the current owner. Need of improvement.

LOCATION

The property is located within the City ring road and has access of the University and College.

ACCOMMODATION

GROUND FLOOR

Room 1 18ft 8in max x 12ft 2in

Room 2 13ft 5in x 9ft 10in

Dining room 12ft x 10ft

Kitchen 10ft 1in max 6ft 8in min x 12ft 10in
W.C.

FIRST FLOOR

Room 3 15ft 10in x 12ft 6in

Room 4 13ft 5in x 9ft 10in

Room 5 11ft 7in max 9ft 11in min x 10ft 1in

Bathroom



SECOND FLOOR

Room 6 8ft 8in max 8ft 9in min x 14ft 8in max 9ft 2in

NOTE

Number 43 is also being offered at auction.

EPC RATING - E

ADDITIONAL COSTS

Administration Fee £975 (£812.50 plus VAT)

Please see the legal pack for any further costs.

