



**78 Marlborough Road  
Coventry  
West Midlands  
CV2 4ER**

**Offers in Excess of £208,000**

**bettermove**

# Marlborough Road Coventry

Bettermove are proud to present this 5 bedroom Terraced House in Coventry, available with no forward chain.

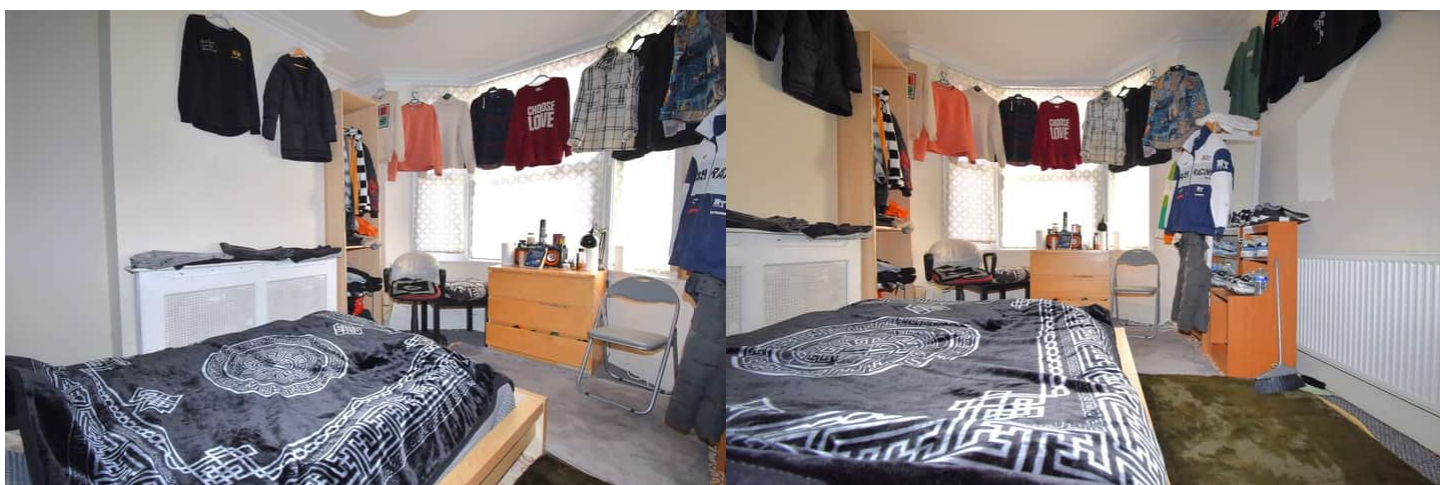
The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is B.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

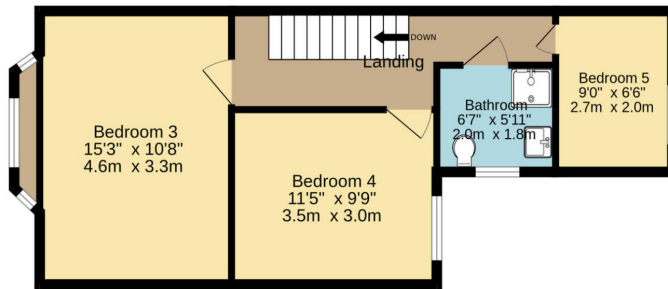
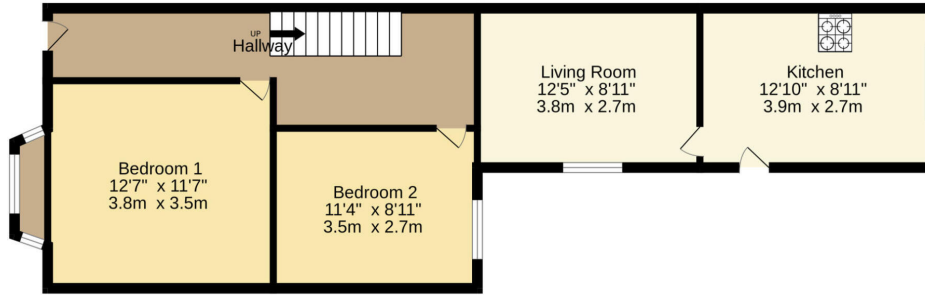
The interior of this property comprises a spacious living room, the fitted kitchen and two double bedrooms on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in a popular residential area of Coventry in Upper Stoke the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M6, many local bus routes and Coventry Train Station.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



# Ground Floor



Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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