



**elite**  
property

**Elite Property**  
Sterling House, 112 Walsgrave Road, Stoke, Coventry, CV2 4ED  
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**Goring Road, Coventry, Warwickshire, CV2 4LW**

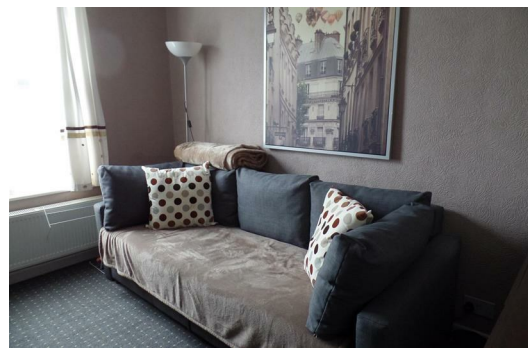
**Guide price £125,000**

OPEN HOUSE SATURDAY THE 14TH APRIL AT 11 AM, PLEASE CALL TO BOOK YOUR APPOINTMENT.

A lovely two bedroom mid terrace property in Stoke. The property benefits from the living room, dining kitchen and bathroom on the ground floor. Upstairs there are two bedrooms and via bedroom two there is access to the loft room currently used as a dressing area.

Outside the property there is a small garden to the front and a lovely rear garden with patio area.

Ideal for first time buyers or investment.



LIVING ROOM  
10'11" x 11'1" (3.34 x 3.4)

DINING KITCHEN  
11'1" x 10'5" (3.4 x 3.2)

BATHROOM

BEDROOM ONE  
10'10" x 11'5" (3.32 x 3.48)

BEDROOM TWO  
8'11" x 10'9" (2.73 x 3.3)

LOFT SPACE  
10'1" x 11'1" (3.09 x 3.4)

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



PLEASE NOTE: General Information  
We have been informed by the vendor that the tenure of the property is Freehold. However, you are recommended to have this information verified by your legal advisor at the earliest opportunity. All measurements are approximate and quoted in metric and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixture, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photos are produced for internal general information and it must not be inferred that any item would be included within the sale.