



23 Ranby Road, Coventry, CV2 4GS

Guide price £131,995



- Vacant two-bed freehold mid-terrace
- Conditional Online Auction with 56-day target completion.
- Ground-floor bathroom; two bedrooms upstairs.
- Small enclosed rear courtyard with outbuilding/store.
- EPC E (54); Council Tax Band A.
- Guide £131,995; previously let £900 pcm (£10,800 pa)
- Front living room; dining kitchen; separate utility.
- Gas central heating and double glazing.
- On-street parking on adopted road.
- Buy it now option

A neatly presented two-bedroom mid-terrace offered with vacant possession, launched via Conditional Online Auction with a 56-day target completion. Layout: living room to front, dining kitchen, separate utility and ground-floor bathroom; upstairs two bedrooms. Outside is a small enclosed rear courtyard. Benefits include gas central heating, double glazing and on-street parking. Previously let at £900 pcm (£10,800 pa) — indicative ~8.18% gross yield at the £131,995 guide price (assumes comparable rent re-achieved; yields are for guidance only).

Auction terms: The successful bidder signs a Reservation Agreement and pays the Reservation Fee as stated, securing an exclusivity period to exchange

62 Holbrook Lane | | Coventry | West Midlands | CV6 4AB
02476 01 65 45 | info@tutisestates.co.uk | www.tutisestates.co.uk

