



Room

# ROOM 1, 30 OLD MILL AVENUE, CANNON PARK, COVENTRY, CV4 7DY

PCM

## £650 PCM

### FEATURES

- Room
- Close Proximity to Warwick University
- Driveway Parking
- Furnished Property
- Large Garden
- Bill Included



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property experts

# 1 Bedroom Room located in Coventry

Call us on

**01926 436111**

[LEAMLET@NEWMAN.UK.COM](mailto:LEAMLET@NEWMAN.UK.COM)

\*\*\* AVAILABLE EARLY AUGUST 2024 \*\*\* BILLS INCLUDED \*\*\* This seven bedroom detached house, located in the sought after area of Cannon Park Coventry. Cannon Park is easily accessible via by all major transport links it also has a sizable shopping centre of the same name which features an array of shops to suit all needs. Desirably situated just a ten minute from the university of Warwick.

In brief the accommodation comprises to the ground floor: Entrance hall, cloak room, larger than average lounge with archway to a dining area, fitted kitchen, utility room and two bedrooms. To the first floor: five bedrooms, bathroom and shower room. Outside to the rear is beautiful garden. To the front is a driveway providing ample off road parking and direct access to the garage that has been converted to bicycle storage.


Students and professionals are welcome.

This room is located on the first floor. 2 Other Rooms Available

The property is being offered FURNISHED. EPC Rating C. Council Tax Band G. Viewing Essential.

## Council Tax Band

**G**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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 &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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