



7 Heather Road, Binley Woods, Coventry, CV3 2DE

Rental Price Per Calander Month: £1,300.00



THREE BEDROOM DETACHED BUNGALOW
SOUGHT AFTER VILLAGE LOCATION
DOUBLE GLAZED AND CENTRAL HEATING
BREAKFAST KITCHEN
LOUNGE THROUGH TO CONSERVATORY
SHOWER ROOM
DIRECT ACCESS TO OFF ROAD PARKING
MATURE REAR GARDENS
AVAILABLE NOW

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

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Members of the Property Ombudsman Scheme for Sales & Lettings

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Entrance

UPVC Double Glazed door into the lobby:

Lobby

Double Mirror Fronted Storage cupboard housing boiler, doors into the hallway with Three Bedrooms off, Door to the shower room, Door into the lounge through to the conservatory and to the kitchen:



Kitchen

3.3m approx (10' 10") x 3.6m approx (11' 10")
Ample wall and base units with work tops over, Breakfast bar for informal dining, stainless steel sink unit with mixer tap, integrated electric oven and four point electric hob with extractor above, space for washing machine/drying machine, space for fridge/freezer, UPVC Double glazed windows to the rear and side, UPVC Double glazed door onto the garden.



Lounge

3.8m approx (12' 6") x 3.7m approx (12' 2")
Electric feature fire place, UPVC Double glazed to the front, UPVC Double glazed sliding doors onto the conservatory.



Conservatory

3.7m approx (12' 2") x 2.7m approx (8' 10")
UPVC Double glazed window to the rear and side, UPVC Double glazed French doors onto the patio area, Light with fan above.

Bedroom One

3.9m approx (12' 10") x 2.8m approx (9' 2") (into wardrobes)
Four Built in wardrobes with bed recess over, dressing table with storage below and above, UPVC Double glazed window to the side, Central heating radiator.



Bedroom Two

2.8m approx (9' 2") x 3.6m approx (11' 10")
UPVC Double glazed window to the side and front, central heating radiator.

Bedroom Three

2.6m (8' 6") x 1.9m (6' 3")
UPVC Double glazed window to the front and

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side, Central heating radiator.

Shower Room

3.3m approx (10' 10") x 1.7m approx (5' 7")
(max)

Low level WC, Hand wash basin with mixer tap,
Two mirror fronted storage units, Chrome
heated towel rail, Central heating radiator, Walk
in shower with screen around, Two UPVC
Double glazed windows to the side.

Front

Driveway with ample parking, Fenced to both
sides, Mature hedges and plants and side
access to both sides.

Rear

Patio area, with path leading up the garden,
mature shrub borders, fencing to both sides.

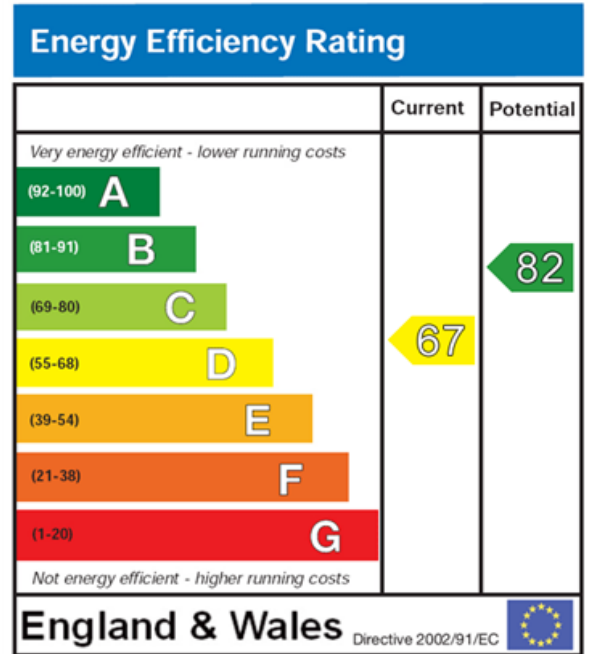
AGENTS NOTES

While every reasonable effort is made to ensure
the accuracy of descriptions and content, we
should make you aware of the following
guidance or limitations. (1) These particulars do
not constitute part or all of an offer or contract.
(2) The measurements indicated are supplied for
guidance only and as such must be considered
incorrect. (3) Potential tenants are advised to
recheck the measurements before committing to
any expense.

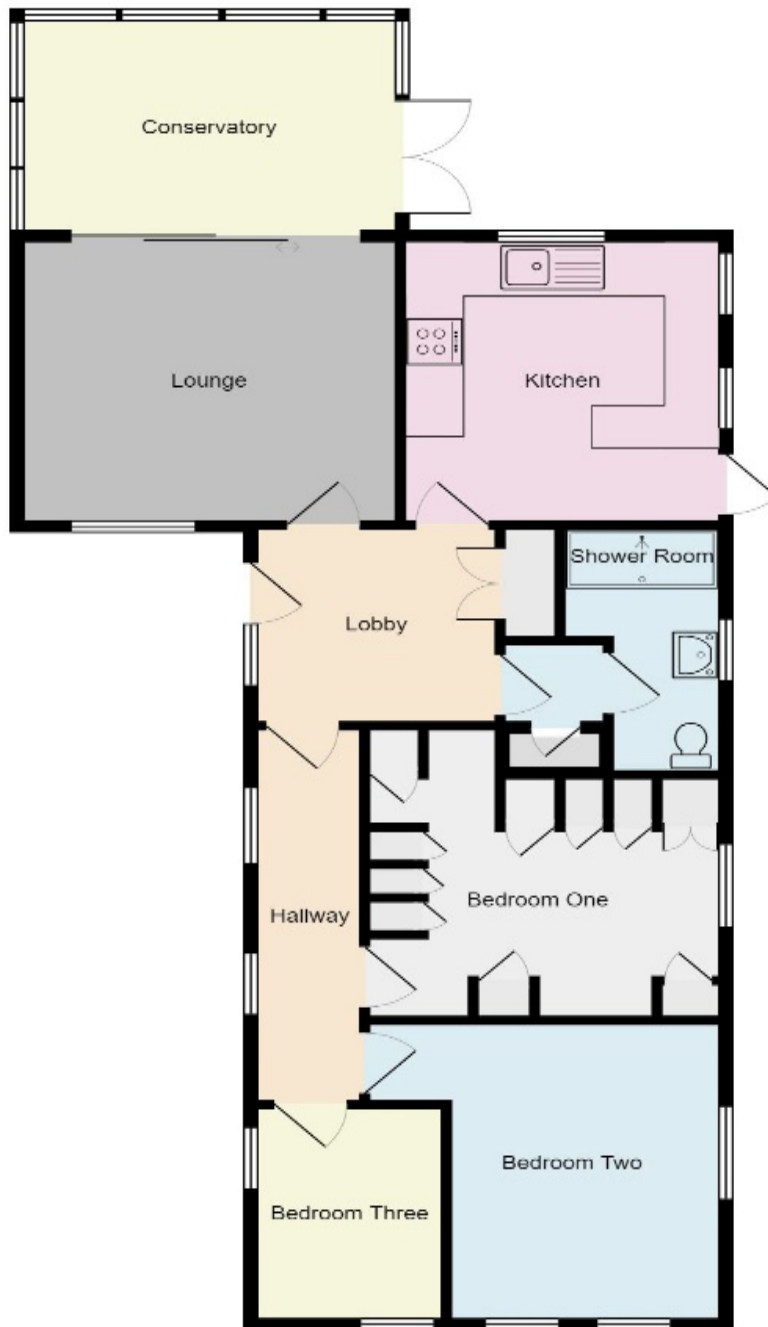


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

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Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.