



263 Mitchell Avenue, Canley, Coventry, CV4 8DU

Asking Price £795.00 p.c.m.



One Bedroom
Ground Floor Flat
Close Proximity to Warwick University
uPVC Double Glazed
Gas Centrally Heated
Lounge
Fitted Kitchen and Bathroom
Furnished
Available End of August 2024

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Accommodation Comprising

uPVC double glazed door into:

Hall

Large built in cupboard. Three further walk in storage cupboards. Double central heating radiator. All rooms off.

Lounge

10'8 (3.05 M) approx. x 14'4 (4.27 M) approx. Double central heating radiator. uPVC double glazed window. Fitted carpet.



Kitchen

12'9 (3.66 M) approx. x 6'0 (1.83 M) approx. Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink. Plumbing and space for automatic washing machine. Tiled splashbacks. Lino flooring. Wall mounted gas central heating boiler. Central heating radiator. uPVC double glazed window.



Bedroom

14'0 (4.27 M) approx. x 10'0 (3.05 M) approx. uPVC double glazed window. Double central heating radiator.



Bathroom

Traditional white suite comprising of panelled bath with shower over. Pedestal wash hand basin. Low level wc. Lino flooring. Central heating radiator. uPVC double glazed window.

Exterior

Gardens

Front - Small garden to the front surrounded by picket fence.

Agents Notes

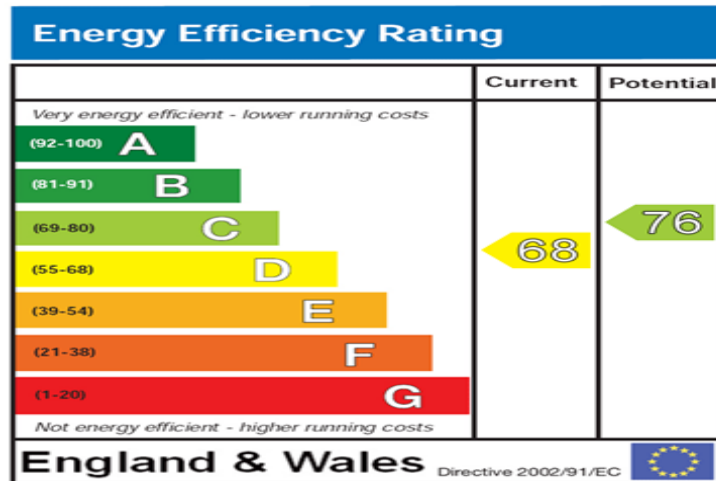
Viewing by appointment only.



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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.

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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.

AGENTS NOTES

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.

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