



9 Frampton Walk, Walsgrave, Coventry, CV2 2JE

Asking Price £950.00 p.c.m.



End Terrace House
Two Bedrooms and Study
Fitted Kitchen
uPVC Double Glazed & Gas Centrally Heated
First Floor Bathroom
Gardens to the Front and Rear
Rear Access Garage
Available now

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uPVC double glazed door to:

Porch

uPVC double glazed window to the front and side.
Door to store cupboard. Central heating radiator.
Door to:



Lounge

14'1 (4.27 M) max. x 13'4 (3.96 M) max.
Open plan with stairs off to the first floor. Central heating radiator. Feature fireplace and fire inset. Laminate floor. Door to:

Kitchen/Diner

13'11 (3.96 M) approx. x 9'5 (2.74 M) approx.
Kitchen Area - Fitted with ample wall and base unit with pine effect work surface over. Built-in oven, hob and extractor fan. Plumbing and space for automatic washing machine. Plumbing and space for dishwasher. Part tiled walls. uPVC double glazed window to the rear. Dining Area - Central heating radiator. uPVC double glazed Patio door.



First Floor

Landing

Doors to Bedrooms 1 & 2 and Bathroom. Access to the loft. Built in cupboard.



Bathroom

Fitted with white suite comprising of panelled bath with shower over. Low level wc and pedestal wash hand basin. Part tiled walls. Central heating radiator. uPVC double glazed window to the rear.

Bedroom 1

8'0 (2.44 M) approx. x 12'1 (3.66 M) approx.
uPVC double glazed window to the front. Central heating radiator.



Bedroom 2

5'8 (1.52 M) approx. x 8'5 (2.44 M) approx.
uPVC double glazed window to the front. Central heating radiator.

Study

8'1 (2.44 M) approx. x 8'0 (2.44 M) approx.
uPVC double glazed window to the rear. Central heating radiator. Built in cupboard housing boiler.

Exterior

Gardens

Front - path up. Laid to lawn with mature shrubs, flowers. Rear - Paved patio area, then laid to lawn. Fenced to both sides.

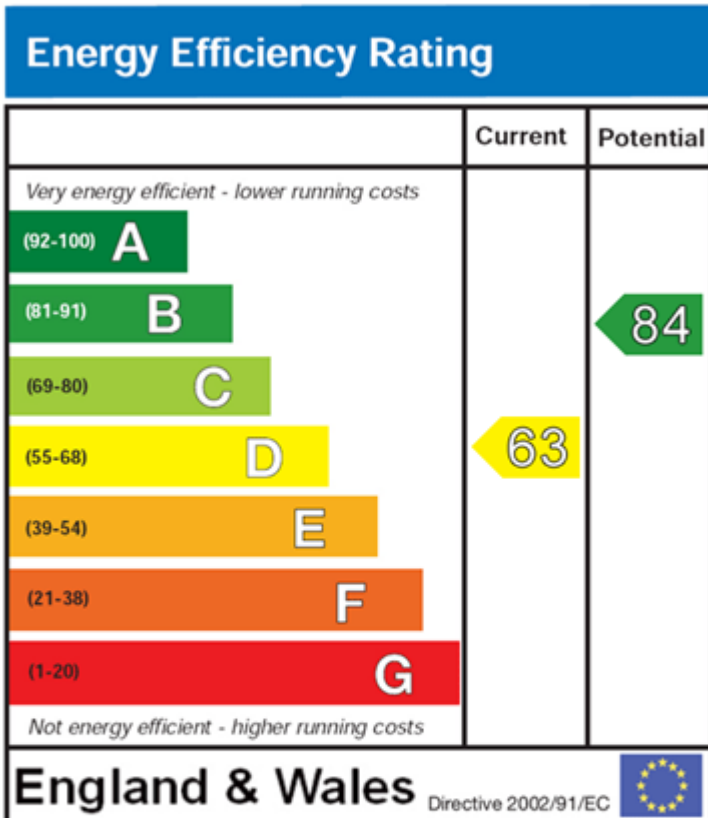
Garage

Pedestrian access to the side.

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) MONEY LAUNDERING REGULATIONS Intending tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the let. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense





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.

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.