



67 Wyken Avenue, Wyken, Coventry, CV2 3BY

Asking Price £1,200.00 p.c.m.



Three Bedroom Mid Terrace Property
Lounge
Kitchen Diner
First Floor Bathroom
uPVC Double Glazed & Gas Centrally Heated
Garden to Rear
Unfurnished
Available Mid May

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Ground Floor

Hallway access to the living room and kitchen, with understairs storage

Living Room

16'0" (4m 87cm) (into bay) approx x 10'1" (3m 7cm) approx
Ceramic Tiled floor, Central Heating radiator, Bay UPVC window to the front

Kitchen/Diner

19'1" (5m 81cm) Approx x 6'0" (1m 82cm) Approx
Open Plan Kitchen/Diner. Kitchen - Ample Fitted wall and base units with granite worktops over. stainless steel 1 1/2 bowl sink unit with mixer tap. Built in electric hob and oven with extractor fan over. plumbing and space for automatic washing machine. space for fridge freezer. Ceramic tiled flooring. Dining area - Ceramic tiled flooring with Central heating radiator. UPVC Double Glazed French Doors to rear.

First Floor

Landing and doors to all rooms

Bedroom 1

13'10" (4m 21cm) x 9'10" (2m 99cm)
UPVC Bay window to the front and Central Heating radiator

Bedroom 2

11'11" (3m 63cm) Approx x 10'10" (3m 30cm) Approx
UPVC window to rear and Central Heating radiator

Bedroom 3

8'0" (2m 43cm) Approx x 5'10" (1m 77cm) Approx
UPVC window to front with Central Heating Radiator

Bathroom

Panelled bath with Shower and screen over, Low level WC, Pedestal hand wash basin. Central heating radiator. Tiled walls. UPVC Double glazed window to rear

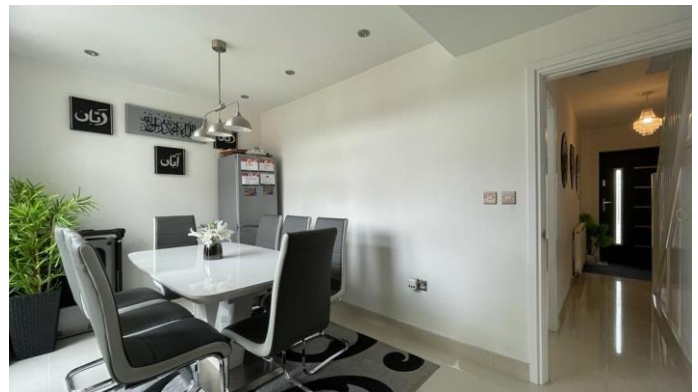
Outside

Gardens

Front - Block paved with drive to front Rear - Stoned area then laid to lawn fenced to sides and rear. Timber shed

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.



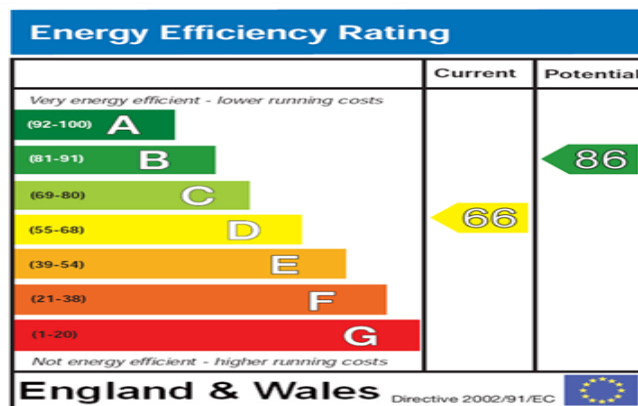
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

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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