



## 11 The Carabiniers, New Stoke Village, Coventry, CV3 1PW

Asking Price £950.00 p.c.m.



Modern Two Bedroom End of Terrace house  
Situating close to local amenities and schools  
Downstairs Cloakroom/wc  
Lounge/Diner to the Rear with Patio doors to the garden  
Fitted First Floor Bathroom  
One Allocated parking space  
Unfurnished  
Available Now

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto:enquiries@alternativeestates.co.uk)

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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**Accommodation Comprising  
Ground Floor**

Composite door into:

**Hall**

Stairs off to the first floor. Doors into all rooms.  
Central heating radiator

**Kitchen**

*3.2m (10' 6") approx x 1.6m (5' 3") approx*  
Light wooden effect wall and base units with worktops over. Upvc double glazed window to the front. Stainless steel sink unit with mixer tap. Built in hob and oven with extractor fan over. Space for washing machine and space for fridge/freezer.



**Cloakroom with wc**

*1.7m (5' 7") approx x 0.9m (2' 11") approx*  
White suite comprising low level wc, corner sink unit. Upvc double glazed window to the front. Small central heating radiator



**Lounge**

*4.2m (13' 9") approx x 3.7m (12' 2") approx*  
Upvc patio doors to the rear. Two central heating radiators. Storage understairs cupboard

**First Floor**

**Landing**

Doors off to all rooms

**Bedroom 1 (front)**

*2.7m (8' 10") approx x 3.7m (12' 2") approx*  
Two Upvc double glazed windows to the front. Central heating radiator. Overstairs storage cupboard

**Bathroom**

*1.9m (6' 3") approx x 1.7m (5' 7") approx*  
White fitted suite comprising: Panelled bath with shower over. Low lever wc. White pedestal sink. Central heating radiator. Upvc double glazed window to the side.



**Bedroom 2 (rear)**

*2.7m (8' 10") approx x 3.7m (12' 2") approx*  
Upvc double glazed window to the rear. Central heating radiator

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**Outside  
Gardens**

Front Garden: path up and small foregarden.  
Pathway to side for access. One Allocated  
parking Space

Rear Garden: Patio area. Slabbed and stoned  
area. Fenced to all sides and side gate for  
access.

**Notes**

**Council tax Band B £1877**



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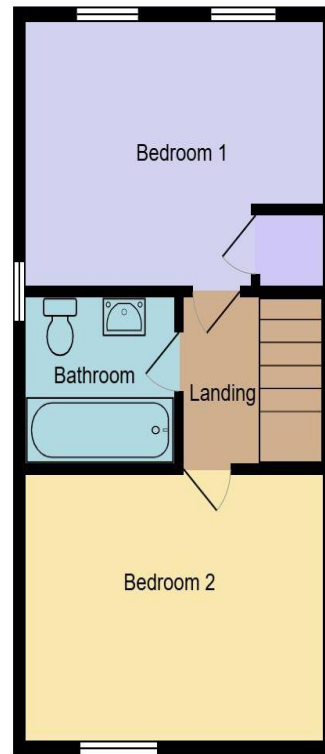
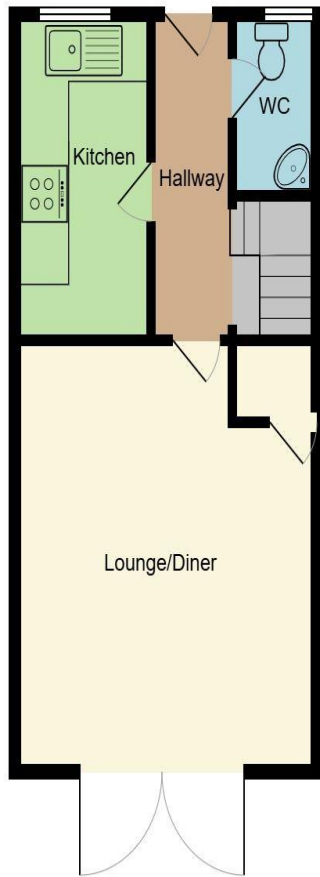




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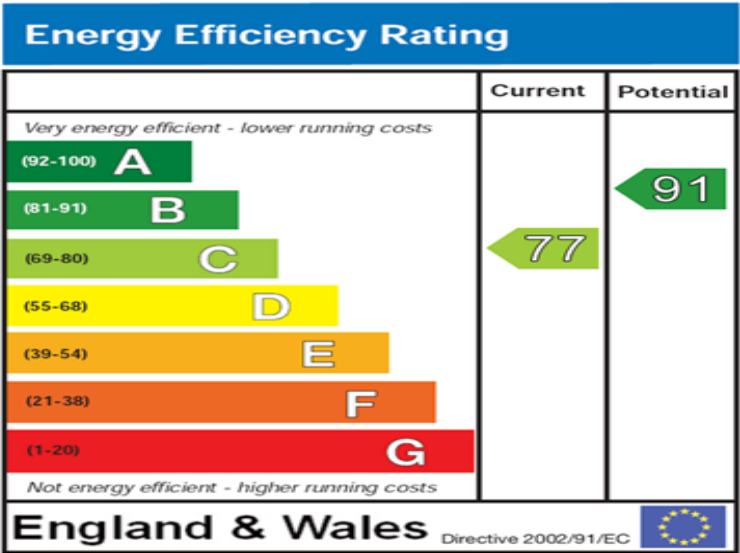


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**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.