



9 Mandrake Close, Holbrooks, Coventry, CV6 4PF

Asking Price £900.00 p.c.m.



Two Bedroom Semi Detached Property
uPVC Double Glazed & Gas Centrally Heated
Spacious Lounge
Fitted Kitchen/Diner
First Floor Fitted Bathroom
Direct Access to Garage
Gardens to Front & Rear of Property
Unfurnished
Available December

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Accommodation Comprising
Accommodation Includes

uPVC double glazed door into:

Lobby

Stairs off to the first floor. Central heating radiator. Door to:

Lounge

13'8 (3.96 M) approx. x 9'6 (2.74 M) approx.

uPVC double glazed window to the front. Central heating radiator. Understairs cupboard. Door to:

Kitchen/Diner

12'7 (3.66 M) approx. x 9'4 (2.74 M) approx.

Refitted with ample wall and base units with work surfaces over. Single drainer sink unit with mixer tap. Plumbing and space for automatic washing machine. Built in electric oven with hob and extractor unit over. Tiled splashbacks. uPVC double glazed window to the rear. uPVC double glazed door to the rear.

First Floor

Landing

Access to the loft. All rooms off.

Bedroom 1

9'8 (2.74 M) approx. x 7'9 (2.13 M) approx.

uPVC double glazed window to the front. Central heating radiator. Overstairs cupboard.

Bedroom 2

8'6 (2.44 M) approx. x 13'0 (3.96 M) approx.

uPVC double glazed window to the rear. Central heating radiator.

Bathroom

Refitted white suite comprising of panelled bath with shower and screen over. Low level wc and pedestal wash hand basin. Tiled floor. Part tiled walls. Chrome heated towel rail.

Exterior

Gardens

Front - Rear - Paved Patio then laid to lawn. Fenced to all sides.

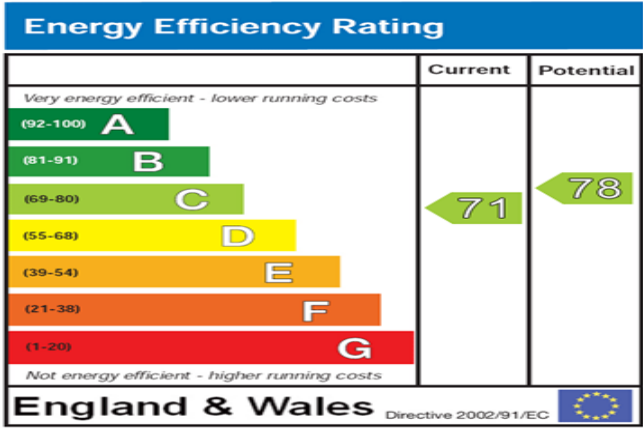


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Agents Notes

Council tax Band B £1877





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.